City of Dunwoody Georgia
Community Development

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

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: October 26, 2026

Subject: RZ 26-04 – 209, 211, 219, and 223 Perimeter Center Pkwy & 1051 Hammond Dr,
Parcel IDs# 18 348 04 027, 18 348 04 005, 18 348 04 021, 18 348 04 022, and 18 348 04 023

REQUEST

High Street Development, LLC requests a major modification to modify the zoning conditions for the property to amend the site plan and ratio of approved uses for Block 6 of the High Street development.

APPLICANT

Property Owner:	Petitioner:	Representative:
High Street 211 LLC	High Street Development, LLC	Laurel David, The Galloway Law Group

CITY COUNCIL, 10.13.2026

At the October 13, 2026 City Council public hearing, there were no public comments. The City Council discussed: limiting surface parking, surface parking design, sidewalk width, phasing of trail development, and delivery parking at the adjacent restaurant.

Regarding the sidewalk width, Condition #9 reflects the built condition of High Street, which contains 10-foot sidewalks rather than 8-foot sidewalks. The trail construction is phased with the construction to prevent disruption and duplication of trail construction; if the entire length is constructed with Phase II then a majority of the trail will be closed off and likely will need full replacement due to the construction activities for Phase III or, if the entire length is constructed during Phase III, the construction would disrupt the existing Phase II operations and impose on business owners and residents.

In response to comments from Council, the applicant has amended conditions #17, #19, and #26. These changes relate to the full completion of a northern trail connection, capping the number of buildings to 5, and limiting the surface parking to 60 spaces. The illustrative plan shows three buildings and 38 surface parking spaces; the design of Block 6 is subject to change but is guided by the complete list of recommended conditions and code requirements.

PLANNING COMMISSION, 8.11.2026

At the August 11, 2026 Planning Commission public hearing, the applicant requested the Commission defer consideration of the zoning request to the next meeting. There were no public comments. The Planning Commission granted a deferral to the September 8th, 2026 meeting.

The applicant requested a deferral to allow additional time to develop acceptable conditions. The applicant worked with staff to adjust the conditions. Staff has reflected these changes in the recommended conditions and updated the staff recommendation to approval.

PLANNING COMMISSION, 9.8.2026

At the September 8, 2026 Planning Commission meeting, the Commission discussed the design of the buildings, relationship to the street, surface parking design and circulation, landscape design, screening,

pedestrian access and experience, and trail construction. Following discussion, the Planning Commission unanimously recommended approval, subject to staff conditions, with the following additional directives:

1. The applicant will work with staff to reach and amenable agreement on Condition #17
2. The applicant will work with staff to enhance the site design, including reducing surface parking and enhancing pedestrian connections from Perimeter Center Parkway.
3. Condition #22 be re-worded as follows: ".... *Absent specific evidence of lack of feasibility, the applicant shall* locate all loading areas and all refuse/recycling areas within the building footprint. All loading areas and all refuse/recycling areas located outside of a building footprint shall be architecturally integrated ..."

Staff has amended condition #17 and amended condition #22, as directed by the Planning Commission.

BACKGROUND & PROPOSED DEVELOPMENT

The High Street development consists of five parcels on app. 36.5 acres, which are zoned OCR (Office-Commercial-Residential District). High Street is being developed in phases based on a master plan approved in 2007. At that time, the DeKalb County Commission approved the following entitlements:

New office	400,000 sf
Existing office	235,000 sf
Retail	400,000 sf
Hotel	400 rooms in two hotels
Condominium	1,500 units, up to 250 of which may be built as 55+ rentals
Apartments	1,500 units

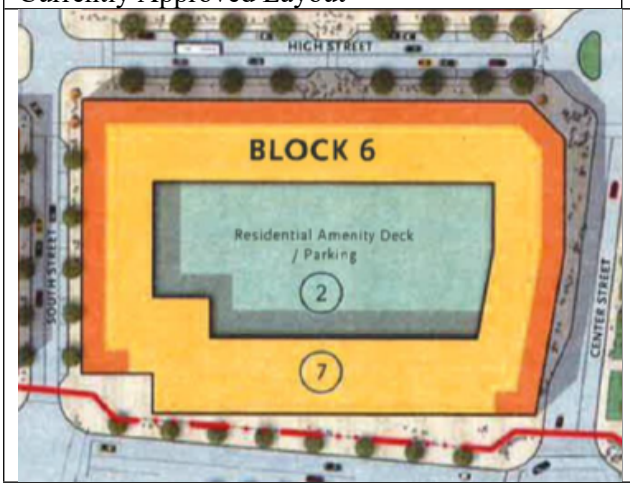
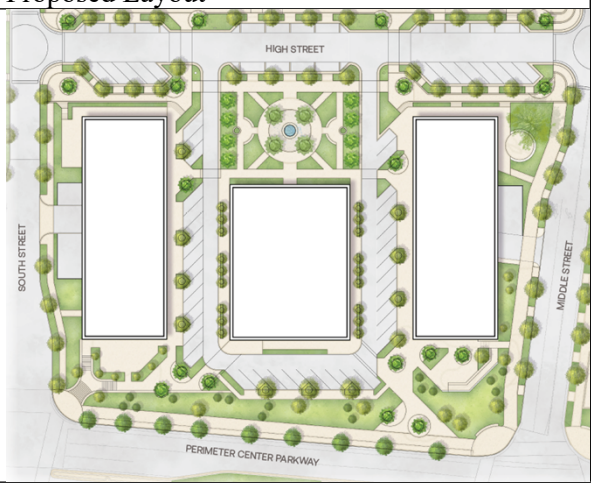
Phase one of High Street was completed in 2024 and included the construction of 598 apartment units, 42,600 sf of office space, and 164,361 sf of retail space. Tenants include TriNet for the office portion and Puttshack, Nando's, and The Hampton Social for the retail portion. Phase one is centered around a Town Green with retail spaces fronting along the Green and further south along High Street leading towards phase two, which is the subject of this modification application.

Current Approved Master Plan



The applicant is now preparing to develop phase two, which will likely consist of blocks 5 and 6. No changes are proposed to block 5, however the applicant has submitted an updated plan for block 6. Instead of a 7-story residential building above a parking podium with ground-floor retail, the applicant is proposing three, with flexibility for up to 5, separate commercial buildings above one level of underground parking. The buildings combined will total 140,000 square feet in gross floor area and up to 5 stories. The office component will not exceed 60,000 square feet.

SITE PLAN ANALYSIS

Currently Approved Layout	Proposed Layout
	

The applicant proposes to place multiple buildings approximately 50 to 70 behind the right-of-way of Perimeter Center Parkway to accommodate a row of surface parking. In total, up to 60 surface parking spaces will line the interior of the site, in addition to additional underground parking spaces. According to the illustrative plan, the longer façade of the northern and southern buildings will front South Street and Middle Street – the two east-west street connecting Perimeter Center Parkway with High Street, with the shorter side facing High Street. The central building is set back approximately 70- feet from High Street to front on a plaza consisting of landscape and hardscape elements.

Replacing a single building with multiple separate structures allows for additional circulation patterns. Drivers can access surface parking spaces from High Street and the underground parking spaces from South and Middle Streets. Pedestrians can access businesses from Perimeter Center Parkway and from High Street. It appears tenant-suite entrances would be along the interior of the block.

The proposed layout requires a thoughtful design, both from an architectural and from a landscape architectural perspective. The proposed buildings do not have an invisible facade to accommodate back-of-house functions like loading areas and trash receptables. In the first phase, High Street generally accommodated these functions within the parking garages of the mid-rise buildings. In this application, it appears the applicant is proposing surface loading and trash yards along South Street and Middle Street with no solution provided along the central building. The applicant has not submitted any building elevations or architectural designs that would allow a review of the logistical processes for back-of-house functions. *In lieu of a final site plan and elevations, the applicant has worked with staff to develop a detailed set of conditions that regulate the building and site design.*

SURROUNDING LAND ANALYSIS

Direction	Zoning	Character Area	Current Land Use
N	C-1	Perimeter Core	Perimeter Square shopping center
S	PD	Perimeter Core	Park Center development
E	C-1	Perimeter Core	Perimeter Mall
W	Sandy Springs	--	Cox Campus, office, and residential

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

(1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
(2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

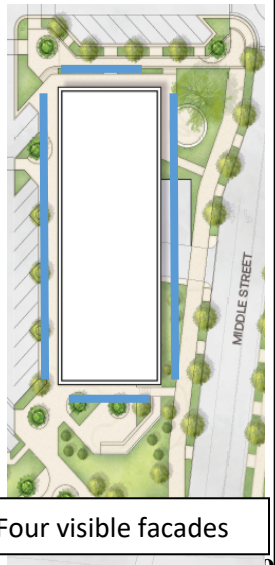
(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
(4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
(5) Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
(6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
(7) Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

In the absence of a more detailed site plan and building elevations, the applicant has worked with staff to develop a detailed set of conditions to address the final building and site layout.

The focus of this application is swapping a 7-story residential building with ground-floor retail for three. With flexibility of up to 5, smaller commercial buildings with a retail/office mix. The applicant states this is due to improving retail leasing opportunities and improving visibility and permeability into the site. The proposed retail and office uses are within the overall entitlements; these re-allocations are common for multi-phase projects built out over several years. Capped at 140,000 sf of gross floor area, the use intensity of the current proposal is less than what was approved previously. Similarly, the maximum building height proposed, 5 stories, is less than the previously approved 7 stories. Overall, the use mix is suitable and supportive of the adjacent properties. Attractive retail development will support Phase 1 of the High Street development and the larger Perimeter market. The staff does not anticipate any negative impacts on historic sites or environmental resources due to the proposed changes.

The proposed layout with a central plaza creates a second prominent public space, approximately half-way between the existing town green and Hammond Drive. Having retail spaces fronting this space may create a secondary landmark, which in turn may lead people to walk along the length of High Street and frequent the smaller retail spaces there. The location of the proposed project is across the Dunwoody Marta station and connect through an existing pedestrian signal. Pedestrians coming from the Marta station will enter High Street through a “signature stair entry” and can enter the central axis without having to cross any driveways.

Staff has asked for, but not received, information about the design of the buildings as is typical for zoning cases in Dunwoody. Retail buildings with multiple frontages require thoughtful design to show an appealing façade to customers. A typical strip shopping center only has to appeal to the parking lot and a retail space in the ground floor of a multi-family building only has to appeal to the street. This allows for the location of kitchens, loading areas, restrooms, etc., along the opposite side of the building. The three proposed buildings on the other hand have four exposed facades. Without the benefit of building plans or renderings, the staff assumes the applicant will likely want to create main retail suite entrances along High Street and the surface parking area, which leaves the back uses facing Middle Street and South Street and Perimeter Center Parkway. The staff is concerned that this will continue the design trend of Phase 1 of High Street, which fronts Perimeter Center Parkway and Cross Street with exposed parking deck and loading spaces. In response to



Four visible facades

this concern, there is a condition that prevents any loading docks or garage entrances facing Perimeter Center Parkway.

Along a similar vein, the architecture with four visible facades creates challenges to hide utility areas. The existing High Street buildings do this well by accommodating garbage, recycling, and loading within the footprint of the buildings. However, in this proposed application, utility areas appear to be proposed along Middle and South Streets, facing the sidewalk. The staff recommends accommodating utility uses within the building footprint to minimize visual impacts or provide screening that is architecturally integrated with the building design.



Example of Preferred Utility Area Treatment

As part of the Phase 1 buildout, the applicant has installed a multi-use path along the southern side of Middle Street, which will tie into a north-south-oriented multi-use path along the western property line. Currently, the applicant is proposing a full-access entrance/exit to access the underground parking facility that will cross the multi-use path. The staff encourages the applicant to explore alternative configurations that prevent crossing the trail. All existing parking structures at High Street have only one entrance/exit accessible to the public – a single entrance/exit off South Street would be preferable.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the application meets the rezoning meets the requirements of Chapter 27, §27-335 and recommends approval of RZ 26-04, subject to the following conditions and exhibits:

Exhibit A: Zoning Master Plan, dated December 4, 2018
Exhibit B: Block 6 Illustrative Plan, created by OLB Studios, received July 20, 2026
Exhibit C: Trail Development

CONDITIONS DATING TO ZONING CASE Z07-13537 AND SUBSEQUENT MODIFICATIONS:

1. Development of the site shall be in compliance with the Zoning Master Plan, referenced as Exhibit A, except for development of block 6, which shall be in compliance with the Block 6 Illustrative Plan, referenced as Exhibit B. Minor changes, including to the number of buildings, are allowed as defined by Section 27-337(b) and approved by the Community Development Director.

2007 CONDITIONS FOR THE ENTIRE PROPERTY

2. The total density of the development shall not exceed 400,000 sf of new office space, 235,000 sf of existing office space, 400,000 sf of retail space, two hotels not to exceed a total of 400 rooms, 1,500 condominium residential units, and 1,500 apartment units. Heights of the buildings shall vary from two stories to thirty stories in height.
3. It is the Developer's intent that at build-out there will be a balance of the number of apartments and condominiums constructed on the site with there being a maximum of 1,500 apartment units and 1,500 condominium units. For the purposes of this Agreement, any age-restricted senior housing (residents restricted to 55 years and older) constructed after Phase I, up to a maximum of 250 units, will count as condominium units, whether or not such units are rental.
4. Subject to City of Dunwoody approval, the street network within the development shall be constructed substantially as shown on Exhibit A.
5. Retail or office space shall be developed along the street levels of the buildings to the north and south of South Street as shown on the Site Plan. Such uses shall also wrap around the comers of the buildings at the intersections of streets 4 and 5 and Perimeter Center Parkway such that they extend a minimum of thirty (30) feet along each building's frontage of Perimeter Center Parkway
6. Street trees, a minimum of three (3) inch caliper at planting, shall be planted on both sides of internal streets at an average spacing of one (I) tree every thirty-five (35) feet.
7. Hammond Drive and Perimeter Center Parkway shall be clearly marked with street signs at the intersections with the internal streets that conform to the Perimeter CID standards.
8. Neon, gas, flashing, animated, sound emitting, or rotating signs are prohibited.
9. Sidewalks shall be provided along both sides of all interior streets. Sidewalks shall be a minimum of ten (10) feet wide and may include the tree grates and landscaping.
10. Outdoor seating shall be encouraged in the front of restaurant uses. Sidewalks adjacent to areas of outdoor seating shall have a minimum of a six (6) foot wide clear walkways for pedestrians.
11. All utilities shall be underground. All street lighting shall be installed with an underground feed.
12. There shall be a mandatory master property owners' association consisting of all property owner's associations within the development that shall be responsible for the maintenance of all streets, commonly held property and improvements.
13. All HVAC equipment located on the roofs of buildings shall be screened from the view of pedestrians within the development.
14. Developer shall use its best efforts to minimize the disruption to the adjacent property owner(s) associated with the installation of off-site sewer and storm water pipe and/or improvements. Prior to construction, Developer agrees to meet with the adjacent property owner(s) to discuss the proposed construction. Developer agrees to video tape the existing condition prior to construction and to ensure that after construction, the property is left as close as possible to its original condition.

NEW CONDITIONS FOR THE ENTIRE PROPERTY:

15. Prior to receiving the first certificate of occupancy for Block 5, applicant shall construct a minimum 12-foot multi-use path along the western

property boundary of the Phase II property line (See Exhibit C). The applicant shall connect this path to the interior of High Street at Middle Street. The applicant shall also construct a minimum 12-foot multi-use path to connect to Hammond Drive within three years of the receipt of the Certificate of Occupancy for Phase II unless permits are issued for construction of any or all of Phase III that includes the path to Hammond Drive before the three years elapses. The City of Dunwoody recognizes that a stream buffer variance may be needed to construct the trail and supports the approval of this variance.

16. The Multi-Use Path along the western boundary of the Phase II property shall be developed in a manner that will allow connection to a potential trail network on the adjacent property to the west. In the event that an opportunity to connect to a trail on that adjacent property arises within three years of the receipt of the first Certificate of Occupancy for Phase II, the Developer will make commercially reasonable efforts not exceeding $150,000.00 to connect the Multi-Use Path to it, or will contribute an amount not exceeding $150,000.00 to a project undertaken by the City to connect such trails.
17. If an opportunity to establish a trail connection with the property to the west arises, the applicant shall coordinate with the appropriate entities to facilitate the connection, which may include providing reasonable access for trail design, construction, maintenance, and public access.

NEW CONDITIONS FOR BLOCK 6:

18. The facades facing Perimeter Center Parkway and the first 30 feet of the facades along South Street and Center Street for all buildings shall be designed as a retail or restaurant storefront. Within that area, the minimum ground floor window coverage shall be 50% and the minimum upper floor window coverage shall be 15%. No permanent window coverings shall be installed within the first eight feet of these windows, unless otherwise approved by the Community Development Director. Signs visible through the windows, including window signs, shall not be larger than four square feet.
19. No more than five (5) buildings shall be developed on Block 6. The street facing facades on all buildings shall be 80% major façade materials, as defined in Sec. 27-98 of the Zoning Ordinance.
20. All Buildings shall have at least one pedestrian entrance that is accessible to the public that faces one of the following: Perimeter Center Parkway, High Street, or Block 6 Plaza. These pedestrian entrances shall remain open to the public during business hours.
21. The developer shall present building elevations to the Community Development Director for review and approval prior to the issuance of a building permit. Upon review of elevations and a floor plan showing active and passive uses, the Community Development Director has the authority to: 1) modify, reduce or waive any window transparency or minimum window coverage; and 2) reduce the permanent, non-operable window covering requirements from eight feet to four feet for the display of merchandise or similar active use.
22. No loading docks or refuse/recycling enclosures may be placed between Perimeter Center Parkway and the Perimeter Center Parkway facing façade of buildings in Block 6. Vehicular access points to buildings—including loading dock doors, parking garage entrances, and similar features—are prohibited on façades facing Perimeter Center Parkway. Absent specific

evidence of lack of feasibility, the applicant shall locate all loading areas and all refuse/recycling areas within the building footprint. All loading areas and all refuse/recycling areas located outside of a building footprint shall be architecturally integrated into the building with a combination of architectural enclosures, screen walls, solid gates, or overhead doors that generally reflect the architectural style of the building. Loading areas and refuse/recycling areas located outside of a building footprint may not be placed within three feet of a sidewalk or pedestrian path along the exterior of Block 6. They shall also be designed so that these areas do not constitute a prominent visual element of any street-facing frontage. The Community Development Director shall administratively review the location and design of loading and service areas before issuance of a building permit.

23. All access to the underground parking area shall be from South Street or from the interior of block 6. No access shall be from Perimeter Center Parkway, from High Street, or from Center Street.
24. The developer shall install landscaping along the perimeter of the surface parking lot so that no headlights will adversely impact drivers on Perimeter Center Parkway.
25. No part of the landscape area along Perimeter Center Parkway as shown in Exhibit B shall measure less than 20 feet between the sidewalk and the drive aisle or surface parking spaces.
26. All street parking located on High Street in Phase II shall be parallel only. A maximum of 60 off-street surface parking spaces are allowed in Block 6. Designated short-term parking that is clearly marked as restricted to ride-share, delivery service, and similar functions shall be provided.
27. The proposed plaza along High Street as shown in Exhibit B shall provide a minimum of 6,000 square feet of contiguous publicly accessible open space, which may include landscaped areas and programmable hardscape.
28. The developer shall complete a full sidewalk and landscape replacement, with a minimum 10-foot sidewalk and 6-foot planting strip, along Perimeter Center Parkway prior to receiving the first certificate of occupancy.
29. The applicant shall present a final landscape plan that includes the proposed greenspace, Plaza Zone, and a Pedestrian Zone, to the Community Development Director for administrative review prior to the issuance of a land disturbance permit.

ATTACHMENTS

- Zoning Application
- Exhibit A: Zoning Master Plan
- Exhibit B: Block 6 Illustrative Plan

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2026-__-__**

AN ORDINANCE TO AMEND THE ZONING CONDITIONS OF LAND LOT PARCEL NUMBERS 18 348 04 027, 18 348 04 005, 18 348 04 021, 18 348 04 022, AND 18 348 04 023, IN CONSIDERATION OF ZONING CASE RZ26-04 (209, 211, 219, AND 223 PERIMETER CENTER PARKWAY & 1051 HAMMOND DRIVE).

WHEREAS: High Street Development, LLC seeks a rezoning to modify the zoning conditions for the property and to amend the site plan and ratio of approved uses for Block 6 of the High Street development; and

WHEREAS: The Property, Tax Parcels 18 348 04 027, 18 348 04 005, 18 348 04 021, 18 348 04 022, AND 18 348 04 023, are located at the northwest corner of Hammond Drive and Perimeter Center Parkway, and consists of approximately 36 acres; and

WHEREAS: The Property, the High Street development, is a mixed use destination with shopping, dining, offices, and residential apartments; and

WHEREAS: The High Street development is a phased development; and

WHEREAS: The Applicant seeks to amend Phase II of the development to allow for flexibility in design, scale, and mix of uses; and

WHEREAS: The Mayor and City Council find that the proposed project aligns with the Perimeter Character Area of the 2045 Comprehensive Plan, which encourages mixed use development; and

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

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

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning to amend the zoning conditions for the subject properties to the following exhibits and conditions:

Exhibit A: Zoning Master Plan, dated December 4, 2018

Exhibit B: Block 6 Illustrative Plan, created by OLB Studios, received July 20, 2026

Exhibit C: Trail Development

CONDITIONS DATING TO ZONING CASE Z07-13537 AND SUBSEQUENT MODIFICATIONS:

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STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2026-__-__**

2007 CONDITIONS FOR THE ENTIRE PROPERTY

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3. It is the Developer's intent that at build-out there will be a balance of the number of apartments and condominiums constructed on the site with there being a maximum of 1,500 apartment units and 1,500 condominium units. For the purposes of this Agreement, any age-restricted senior housing (residents restricted to 55 years and older) constructed after Phase I, up to a maximum of 250 units, will count as condominium units, whether or not such units are rental.
4. Subject to City of Dunwoody approval, the street network within the development shall be constructed substantially as shown on Exhibit A.
5. Retail or office space shall be developed along the street levels of the buildings to the north and south of South Street as shown on the Site Plan. Such uses shall also wrap around the comers of the buildings at the intersections of streets 4 and 5 and Perimeter Center Parkway such that they extend a minimum of thirty (30) feet along each building's frontage of Perimeter Center Parkway
6. Street trees, a minimum of three (3) inch caliper at planting, shall be planted on both sides of internal streets at an average spacing of one (I) tree every thirty-five (35) feet.
7. Hammond Drive and Perimeter Center Parkway shall be clearly marked with street signs at the intersections with the internal streets that conform to the Perimeter CID standards.
8. Neon, gas, flashing, animated, sound emitting, or rotating signs are prohibited.
9. Sidewalks shall be provided along both sides of all interior streets. Sidewalks shall be a minimum of ten (10) feet wide and may include the tree grates and landscaping.
10. Outdoor seating shall be encouraged in the front of restaurant uses. Sidewalks adjacent to areas of outdoor seating shall have a minimum of a six (6) foot wide clear walkways for pedestrians.
11. All utilities shall be underground. All street lighting shall be installed with an underground feed.
12. There shall be a mandatory master property owners' association consisting of all property owner's associations within the development that shall be responsible for the maintenance of all streets, commonly held property and improvements.
13. All HVAC equipment located on the roofs of buildings shall be screened from the view of pedestrians within the development.

14. Developer shall use its best efforts to minimize the disruption to the adjacent property owner(s) associated with the installation of off-site sewer and storm water pipe and/or improvements. Prior to construction, Developer agrees to meet with the adjacent property owner(s) to discuss the proposed construction. Developer agrees to video tape the existing condition prior to construction and to ensure that after construction, the property is left as close as possible to its original condition.

NEW CONDITIONS FOR THE ENTIRE PROPERTY:

15. Prior to receiving the first certificate of occupancy for Block 5, applicant shall construct a minimum 12-foot multi-use path along the western property boundary of the Phase II property line (See Exhibit C). The applicant shall connect this path to the interior of High Street at Middle Street. The applicant shall also construct a minimum 12-foot multi-use path to connect to Hammond Drive within three years of the receipt of the Certificate of Occupancy for Phase II unless permits are issued for construction of any or all of Phase III that includes the path to Hammond Drive before the three years elapses. The City of Dunwoody recognizes that a stream buffer variance may be needed to construct the trail and supports the approval of this variance.

16. The Multi-Use Path along the western boundary of the Phase II property shall be developed in a manner that will allow connection to a potential trail network on the adjacent property to the west. In the event that an opportunity to connect to a trail on that adjacent property arises within three years of the receipt of the first Certificate of Occupancy for Phase II, the Developer will make commercially reasonable efforts not exceeding $150,000.00 to connect the Multi-Use Path to it, or will contribute an amount not exceeding $150,000.00 to a project undertaken by the City to connect such trails.

17. If an opportunity to establish a trail connection with the property to the west arises, the applicant shall coordinate with the appropriate entities to facilitate the connection, which may include providing reasonable access for trail design, construction, maintenance, and public access.

NEW CONDITIONS FOR BLOCK 6:

18. The facades facing Perimeter Center Parkway and the first 30 feet of the facades along South Street and Center Street for all buildings shall be designed as a retail or restaurant storefront. Within that area, the minimum ground floor window coverage shall be 50% and the minimum upper floor window coverage shall be 15%. No permanent window coverings shall be installed within the first eight feet of these windows, unless otherwise approved by the Community Development Director. Signs visible through the windows, including window signs, shall not be larger than four square feet.

19. No more than five (5) buildings shall be developed on Block 6. The street facing facades on all buildings shall be 80% major façade materials, as defined in Sec. 27-98 of the Zoning Ordinance.

20. All Buildings shall have at least one pedestrian entrance that is accessible to the public that faces one of the following: Perimeter Center Parkway, High

Street, or Block 6 Plaza. These pedestrian entrances shall remain open to the public during business hours.

21. The developer shall present building elevations to the Community Development Director for review and approval prior to the issuance of a building permit. Upon review of elevations and a floor plan showing active and passive uses, the Community Development Director has the authority to: 1) modify, reduce or waive any window transparency or minimum window coverage; and 2) reduce the permanent, non-operable window covering requirements from eight feet to four feet for the display of merchandise or similar active use.

22. No loading docks or refuse/recycling enclosures may be placed between Perimeter Center Parkway and the Perimeter Center Parkway facing façade of buildings in Block 6. Vehicular access points to buildings—including loading dock doors, parking garage entrances, and similar features—are prohibited on façades facing Perimeter Center Parkway. Absent specific evidence of lack of feasibility, the applicant shall locate all loading areas and all refuse/recycling areas within the building footprint. All loading areas and all refuse/recycling areas located outside of a building footprint shall be architecturally integrated into the building with a combination of architectural enclosures, screen walls, solid gates, or overhead doors that generally reflect the architectural style of the building. Loading areas and refuse/recycling areas located outside of a building footprint may not be placed within three feet of a sidewalk or pedestrian path along the exterior of Block 6. They shall also be designed so that these areas do not constitute a prominent visual element of any street-facing frontage. The Community Development Director shall administratively review the location and design of loading and service areas before issuance of a building permit.

23. All access to the underground parking area shall be from South Street or from the interior of block 6. No access shall be from Perimeter Center Parkway, from High Street, or from Center Street.

24. The developer shall install landscaping along the perimeter of the surface parking lot so that no headlights will adversely impact drivers on Perimeter Center Parkway.

25. No part of the landscape area along Perimeter Center Parkway as shown in Exhibit B shall measure less than 20 feet between the sidewalk and the drive aisle or surface parking spaces.

26. All street parking located on High Street in Phase II shall be parallel only. A maximum of 60 off-street surface parking spaces are allowed in Block 6. Designated short-term parking that is clearly marked as restricted to ride-share, delivery service, and similar functions shall be provided.

27. The proposed plaza along High Street as shown in Exhibit B shall provide a minimum of 6,000 square feet of contiguous publicly accessible open space, which may include landscaped areas and programmable hardscape.

28. The developer shall complete a full sidewalk and landscape replacement, with a minimum 10-foot sidewalk and 6-foot planting strip, along Perimeter Center Parkway prior to receiving the first certificate of occupancy.

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2026-__-__**

29. The applicant shall present a final landscape plan that includes the proposed greenspace, Plaza Zone, and a Pedestrian Zone, to the Community Development Director for administrative review prior to the issuance of a land disturbance permit.

SO ORDAINED AND EFFECTIVE this _____ day of _____ 2026.

Approved by:

_____
Lynn P. Deutsch, Mayor

Approved as to Form and Content

_____
City Attorney

Attest:

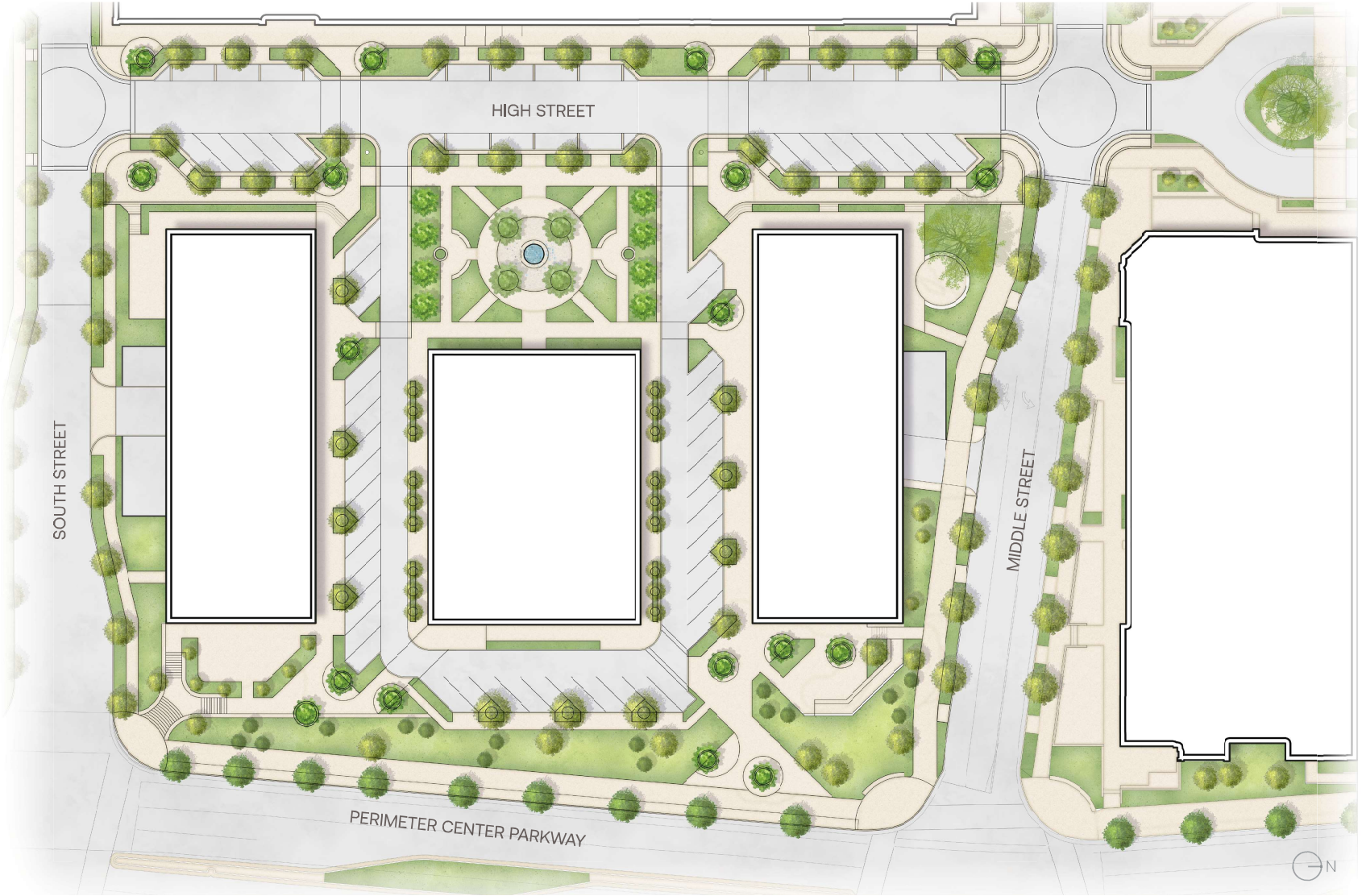
_____
Sharon Lowery, City Clerk

SEAL



ELKUS MANFREDI ARCHITECTS | DECEMBER 04, 2018

THE GENERAL INVESTMENT & DEVELOPMENT COMPANIES | HIGH STREET



ILLUSTRATIVE PLAN

HIGH STREET BLOCK 6

OJB Studios
A Populous Company

DUNWOODY, GA
SCALE : 1" = 50'-0"

EXHIBIT C: TRAIL DEVELOPMENT



New Proposed Conditions, 10/21/2026

- #17 – Trail Extension Feasibility. The Multi-Use Path along the western boundary of the Phase II property shall be developed in a manner that will allow connection to a potential trail network on the adjacent property to the west. In the event that an opportunity to connect to a trail on that adjacent property arises within three years of the receipt of the first Certificate of Occupancy for Phase II, the Developer will make commercially reasonable efforts not exceeding $150,000.00 to connect the Multi-Use Path to it, or will contribute an amount not exceeding $150,000.00 to a project undertaken by the City to connect such trails.
- #19 – No more than five (5) buildings shall be developed on Block 6. The street facing facades on all buildings shall be 80% major façade materials, as defined in Sec. 27-98 of the Zoning Ordinance.
- #26 – All street parking located on High Street in Phase II shall be parallel only. A maximum of 60 off-street surface parking spaces are allowed in Block 6. Designated short-term parking that is clearly marked as restricted to ride-share, delivery service, and similar functions shall be provided.

Application Form

City of Dunwoody Georgia

Purpose of Application (check all that apply):

- [ ] **Comprehensive Plan Land Use Map Amendment**
- [ ] **Zoning Ordinance Text Amendment**
- [ ] **Zoning Map Amendment**
- [ ] **Special Land Use Permit**
- [x] **Major Modification of Zoning Conditions**

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Application Information

Company Name: High Street Development, LLC

Contact Name: c/o Laurel David, Partner, The Galloway Law Group

Address: 4062 Peachtree Rd., Suite A330, Atlanta GA 30319

Phone: [redacted] Email: [redacted]

Pre-Application Conference Date: 4/8/26

Owner Information [ ] Check here if same as applicant

Owner's Name: see attached

Owner's Address: _____

Phone: _____ Email: _____

Property Information

Property Address(es): 209, 211, 219, and 223 Perimeter Center Parkway; 1051 Hammond Drive

Parcel ID #(s): 18 348 04 027, 005, 021-023

Total Acreage: +/- 36 Current Zoning Classification: OCRc Current Use: Mixed-use Development

Project Information

Proposed Zoning Classification: OCRc Proposed Use: mixed use development

Project Details: _____

Applicant seeks to reallocate approved uses within High Street, changing Block 6 from a residential building with retail on the ground floor to retail with boutique office above in order to respond to demonstrated market demand and to strengthen the long-term viability of the project.

Applicant Affidavit

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

Applicant's Name: _____

Applicant's Signature: _____ Date: 5/4/26

Notary:

Sworn to and subscribed before me this 4th Day of May, 2026

Notary Public: Janet L. Richards

Signature: _____

My Commission Expires: _____

Janet L. Richards
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
7/30/2032

Property Owner(s) Notarized Certification

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Property Owner:

Owner Name: see attached sheet with owner entities and signatures

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

PHASE I OWNER ENTITIES

All Phase I Owner Entities listed below can be reached at 125 High Street, Boston, MA 02110; at [redacted]

Existing Office Unit

High Street 211 LLC, a Delaware limited liability company

By: _____

Name: John Gagnier

Title: authorized signatory

New Office Unit

HIGH STREET OFFICE OWNER LLC, a Delaware limited liability company

By: _____

Name: John Gagnier

Title: authorized signatory

Retail Unit

HIGH STREET RETAIL OWNER LLC, a Delaware limited liability company

By: _____

Name: John Gagnier

Title: authorized signatory

All signatures above sworn to and subscribed before me this 4th day of May, 2026

Notary Signature: _____

My Commission Expires: _____

Janet L. Richards
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires 7/30/2032

PHASE I OWNER ENTITIES signatures continued

Multifamily Unit (Building 3 and Building 4)

HIGH STREET APARTMENT OWNER LLC, a Delaware limited liability company

By:_____

Name: John Gagnier

Title: authorized signatory

common areas / public realm

HS MASTER DEVELOPMENT LLC, a Delaware limited liability company

By:_____

Name: John Gagnier

Title: authorized signatory

All signatures above sworn to and subscribed before me this 4th day of May, 2026

Notary Signature:_____

My Commission Expires:_____

Janet L. Richards
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/30/2032

Phase II

All Phase II Owner Entities listed below can be reached at P.O. Box 4900, Scottsdale, AZ 85261; at [redacted]

Windsor at Convergence 219 LLC, a Delaware limited liability company

By: _____

Name: John Gagnier

Title: authorized signatory

Windsor at Convergence 223 LLC, a Delaware limited liability company

By: _____

Name: John Gagnier

Title: authorized signatory

All signatures above sworn to and subscribed before me this 4th day of May, 2026

Notary Signature: _____

My Commission Expires: _____

Janet L. Richards
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/30/2032

Future Phase(s)

Future Phase(s) Owner can be reached at P.O. Box 4900, Scottsdale, AZ 85261; at [redacted]

Windsor at Convergence 1051 LLC, a Delaware limited liability company

By: _____

Name: John Gagnier

Title: authorized signatory

Northeast Parking Lot area:

Northeast Parking Lot Area Owner can be reached at P.O. Box 4900, Scottsdale, AZ 85261; at laurel@glawgp.com; or at 770-337-1883

Windsor at Convergence 211 LLC, a Delaware limited liability company

By: _____

Name: John Gagnier

Title: authorized signatory

All signatures above sworn to and subscribed before me this 4th day of May, 2026

Notary Signature: _____

My Commission Expires: _____

Janet L. Richards
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/30/2032

Applicant Notarized Certification

City of Dunwoody Georgia

Community Development

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

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 certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant:

Name: High Street Development, LLC

Signature: _____ Date: 5/4/26

Address: c/o Laurel David, Partner, The Galloway Law Group, 4062 Peachtree Rd., Suite A330, Atlanta GA 30319

Phone: [redacted]

Notary Public: _____

Sworn to and subscribed before me this 4th Day of May, 2026

Notary Signature: _____

My Commission Expires: _____

Janet L. Richards
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
7/30/2032

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

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

Applicant

Signature: _____ For High Street Development, LLC Date: 5/4/26

Address: c/o Galloway Law Group LLC, 4062 Peachtree Rd., Suite A330, Atlanta GA 30319

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

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

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

Applicant

Signature: Laurel David For The Galloway Law Group Date: _____

Address: 4062 Peachtree Rd., Suite A330, Atlanta GA 30319

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

Date	Government Official	Official Position	Description	Amount

LETTER OF INTENT

APPLICATION FOR MODIFICATION OF ZONING CONDITIONS

The Applicant, High Street Development, LLC, ("Applicant"), requests a Modification of Zoning Conditions for approximately 36 acres of land located at 209, 211, 219, and 223 Perimeter Center Parkway and 1051 Hammond Drive (the "Property"). In September 2007, the DeKalb County Board of Commissioners (hereinafter the "DeKalb BOC") approved a zoning of the Property to OCR conditional that included a master conceptual plan depicting the future development of the Property. The construction of Phase I of High Street commenced in 2021, and it opened in 2024. In the spirit of continual refinement, the Applicant seeks to reallocate approved uses within the Property, specifically changing the designation of Block 6 from a residential building with retail on the ground floor to three buildings, up to five stories, with the potential for retail, restaurant and office tenants. The purpose of this modification request is to respond to demonstrated market demand and to strengthen the long-term viability and mixed-use character of the broader High Street development. A Modification of Zoning Conditions is required because the proposed changes fall outside the definition of a minor administrative adjustment. Block 6 comprises approximately 3-acres of the 36-acre High Street Site Plan.

SUMMARY OF ENTITLEMENTS

In addition to approving the zoning of the Property in September 2007, the DeKalb BOC also approved a special use permit to exceed the two-story maximum height limit. The heights allowed are as shown on the master plan and included 30-story buildings. As part of the approval process, a DRI was conducted and the Notice of Decision was issued in August 2007. The DeKalb Zoning Board of Appeals approved several variances in October 2007 to reduce setbacks and minimum parking requirements and to exceed the lot coverage maximum up to 86 percent. The Dunwoody Zoning Board of Appeals approved variances in September 2009 to allow some pipe realignment in the stream buffer. Since that time, the City of Dunwoody has approved several administrative modifications for minor adjustments to the master conceptual plan. In summary, the Applicant has continually refined the conceptual master plan since the first approval in 2007 to respond to market conditions, construction costs and development challenges and to address design

attributes and programmatic and aesthetic concerns. All these endeavors culminated in the plan that is the subject of this request (the "Current Approved Master Plan").

REZONING CRITERIA

The Applicant responds to the following criteria for the granting of zoning modifications:

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

The requested zoning modification is consistent with the spirit and text of the City's 2045 Comprehensive Plan. The Applicant's proposal will allow it to continue to fulfill all of the priority strategies for the Perimeter Character Area as outlined in the Comprehensive Plan by: 1) being ready and flexible for redevelopment opportunities; 2) promoting job creation; 3) incorporating greenspace through landscaping and open space gathering areas; 4) improving the pedestrian environment by providing opportunities for easier circulation; 5) leveraging the MARTA station by creating a mixed-use walkable Transit Oriented Development; 6) providing multifamily residential to broaden the range of available housing products; 7) strategically incorporating functional greenspace that combats the urban heat island effect; and 8) continuing to invest in people-scaled amenities. (Comprehensive Plan at Page 55).

The Comprehensive Plan assigns the Property to the Perimeter – Core Character Area (Comprehensive Plan at Page 82) in the Perimeter Future Land Use classification (Comprehensive Plan at Page 73). In the "Vision and Intent" section the Core is envisioned to be a high-intensity, vibrant regional center where there is ample access to opportunities to live, work, and enjoy Dunwoody's high quality of life. The Applicant's proposal fulfills these goals.

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

Granting the zoning modification requested will permit a use that is suitable in view of the uses and development of adjacent and nearby properties. The Applicant's proposal will allow for additional tenant space for commercial businesses. Support of the zoning modification request will also allow the Applicant to provide valuable visibility and porosity into the Block 6 further integrating it into the surrounding context. The Applicant's proposal will contain thriving businesses that will complement existing nearby residential and commercial uses, be beneficial to the economy of the surrounding area, and provide employment opportunities.

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

The current zoning of Block 6 materially constrains High Street's ability to achieve the mixed-use vibrancy and economic vitality contemplated in the Comprehensive Plan and originally envisioned in the existing master plan. Specifically, the size and configuration of the current design of Block 6 as a predominantly multifamily use severely limits the retail leasing opportunities and therefore depresses the economic value of the Property. The zoning modification is necessary to allow the Applicant to respond to market demand and develop Block 6 of the Property with a more economically viable use.

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

The proposed use is appropriate in relation to the uses and usability of adjacent and nearby properties. The proposed zoning modification will allow the Applicant to enhance High Street as a walkable Transit Oriented Development across from a MARTA station, to create employment opportunities, to provide uses to complement existing nearby commercial and multi-family uses and to serve the needs of adjacent and nearby neighborhoods.

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

As summarized above, the High Street master plan has been continually refined to respond to market conditions and evolving demand. The Applicant merely seeks to reallocate approved uses within the Current Approved Master Plan by changing Block 6 from a multi-story multi-family residential building with retail on the ground floor to three buildings with opportunities for retail, restaurant and office tenants. This modification is intended to strengthen the long-term viability and mixed-use character of the broader High Street development. The proposal is also designed to be aesthetically pleasing and will meet the quality standard already established by Phase 1 of High Street.

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

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources on the site.

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

The Applicant is coordinating with its traffic engineers, ARC and GRTA, to confirm its proposal will not cause excessive or burdensome use of existing streets and transportation facilities. Similarly, adequate public services, facilities and utilities exist to serve the Property.

Because this application request is consistent with the foregoing standards, the Applicant respectfully asks that the Mayor and City Council of the City of Dunwoody grant this Application for a Modification of Zoning Conditions as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

Laurel A. David
[via electronic signature]

4062 Peachtree Road, NE, Suite A330
Atlanta, Georgia 30319

GID DEVELOPMENT

HIGH STREET UPDATE

CONFIDENTIAL
JULY 31, 2026

High Street – Phase 2

Current Approved Master Plan



High Street – Phase 2

Proposed Change to Master Plan



High Street – Phase 2

Exhibit A



Block 6 Zone Plan

OJB Studios
A Populous Company

HIGH STREET BLOCK 6
DUNWOODY, GA
SCALE : 1" = 50'-0"

High Street – Phase 2

Exhibit A



Block 6 Zone Plan

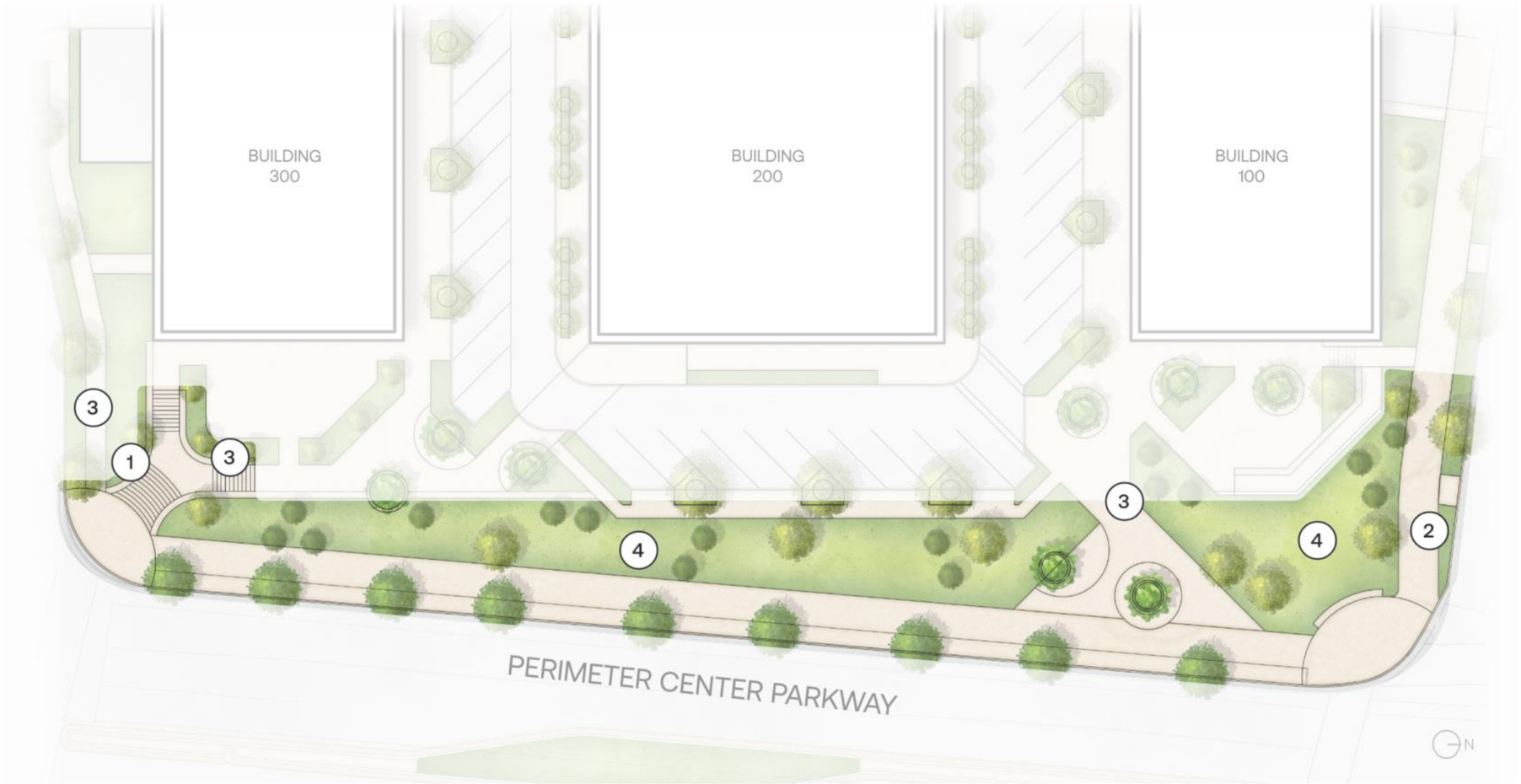
HIGH STREET BLOCK 6

OJB Studios
A Populous Company

DUNWOODY, GA
SCALE : 1" = 50'-0"

High Street – Phase 2

Exhibit B



1 Signature Stair Entry
2 Multi-Use Pathway
3 Pedestrian Connection to PCP
4 Landscape Buffer

DETAILED PLAN - PEDESTRIAN ZONE

HIGH STREET BLOCK 6

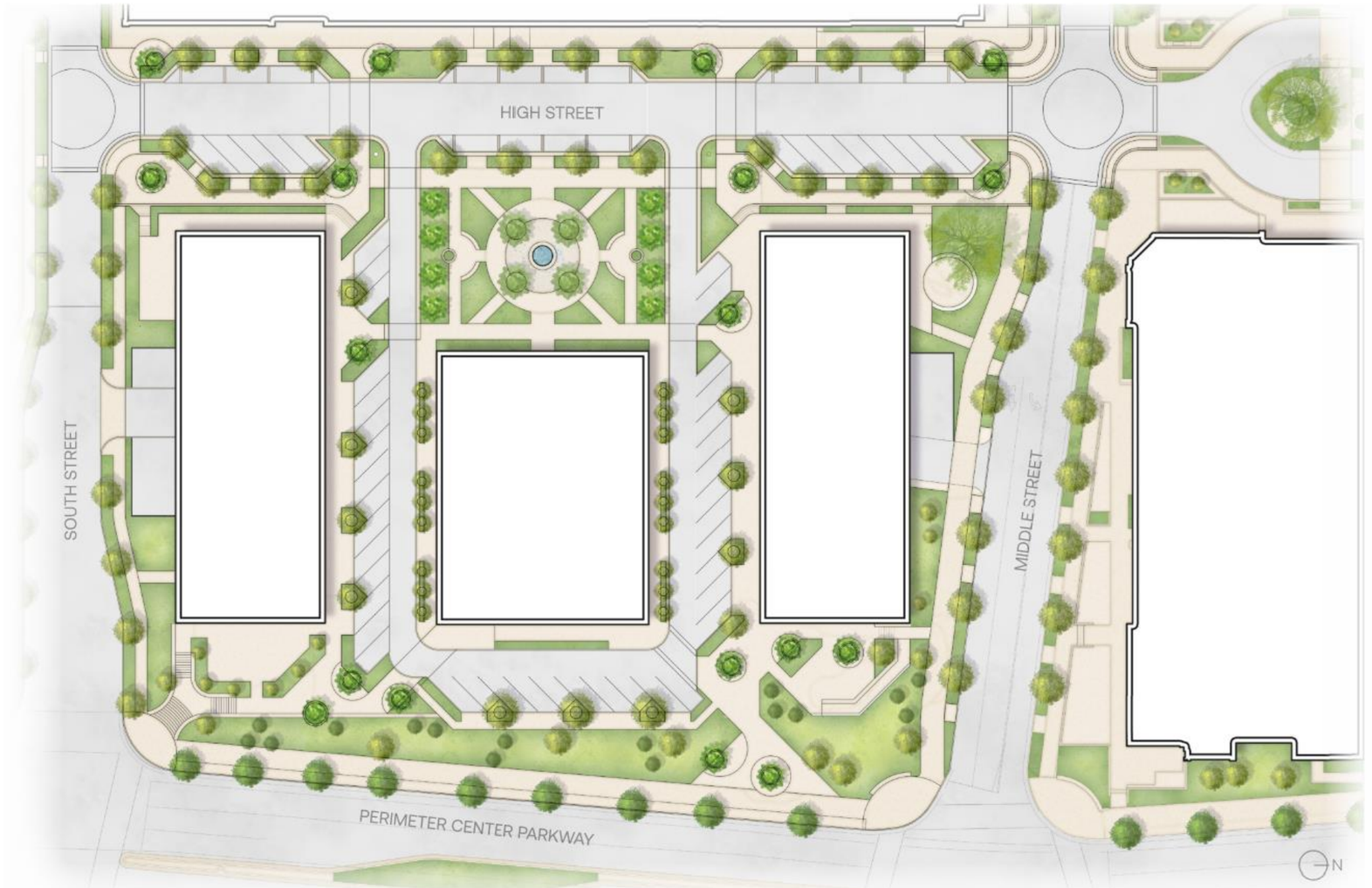
OJB Studios
A Populous Company

DUNWOODY, GA
SCALE : NTS

High Street – Phase 2

Note: Plan is illustrative only, actual design will vary.

Exhibit C



ILLUSTRATIVE PLAN

OJB Studios
A Populous Company

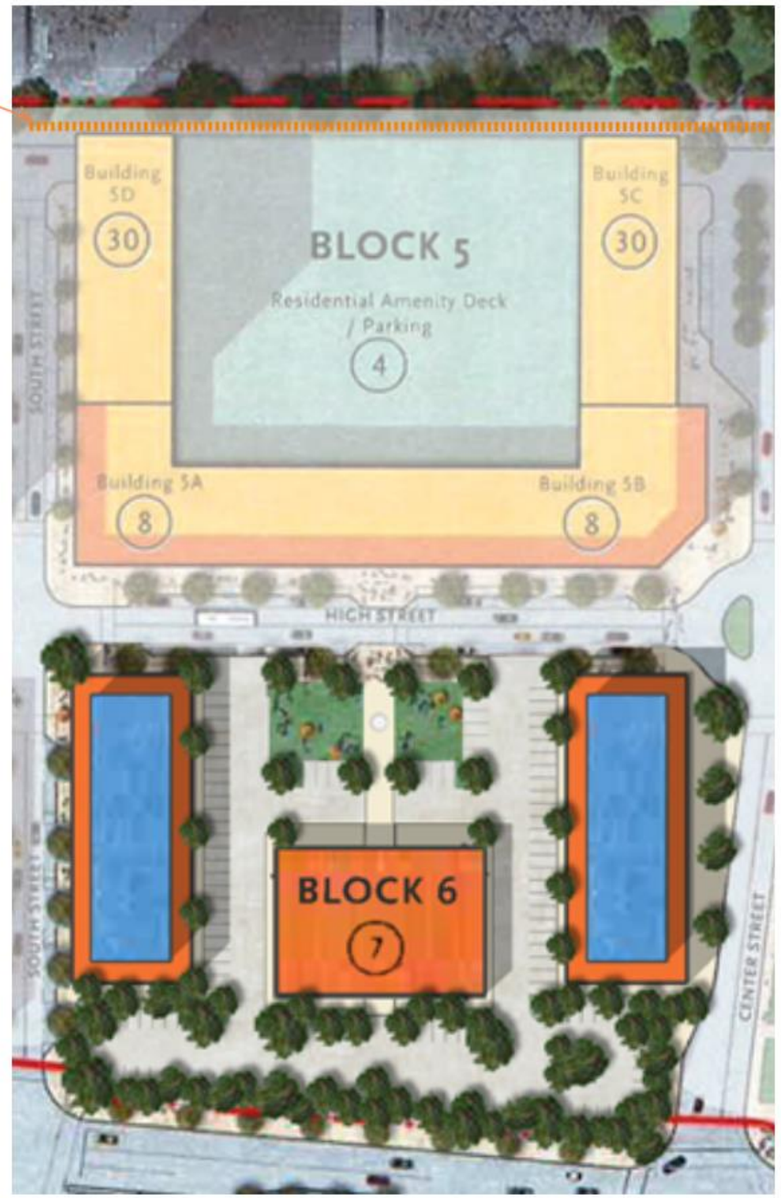
HIGH STREET BLOCK 6

DUNWOODY, GA
SCALE : 1" = 50'-0"

High Street – Phase 2

Exhibit D

Approximate Location of Mixed-Use Path.



High Street – Phase 2

Note: Renderings are illustrative only, actual design will vary.

High Street – Phase 2

Note: Renderings are illustrative only, actual design will vary.



High Street – Phase 2

Note: Renderings are illustrative only, actual design will vary.



G|I|D

THANK YOU

Exhibit A: Block 6 Zone Plan,

Exhibit B: Pedestrian Zone

Exhibit C: Illustrative Plan without Zones

Block 6 Proposed Conditions:

1. **Illustrative Plan.** Development of the site shall be consistent with the Block 6 Zone Plan (Exhibit A) and the Illustrative Plan attached as (Exhibit C) and will include no more than five buildings, with minor changes allowed as defined by Section 27-337(b) and approved by the Community Development Director. In addition, the Director may approve the movement of any building or structure within Block 6, in accordance with the following:
    a. The front yard setback to Perimeter Center Parkway is zero (0) feet as approved by A-07-14012 by Dekalb County Zoning Board of Appeals on October 10, 2007
    b. There are no property boundaries at the side or rear of Block 6 interior to the High Street development.
2. **Floor Area.** Total gross floor area on Block 6 shall not exceed 140,000 square feet. Of that total, office use shall not exceed 60,000 square feet.
3. **Building Height.** Building height shall not exceed five (5) stories. Building height and story limits shall not apply to rooftop amenity spaces, rooftop dining, mechanical or elevator penthouses, parapets, stair overruns, or rooftop screening.
4. **Building Footprint.** The maximum building footprints shall not exceed 85,000 square feet, not including below-grade structured parking, eaves, canopies, awnings, and architectural projections. Buildings shall be located within the Building Zone detailed in Exhibit A.
5. **Open Space.** Publicly accessible open space shall be provided in Block 6 as follows:
    a. Applicant shall provide a gathering space or plaza, a minimum size of 6,000 square feet, that may include special features, such as a fountain or public art (the “Plaza Zone”). The Plaza Zone shall have one minimum dimension of 60 feet.
    b. A minimum of 5,000 square feet of additional active or passive landscaped areas, courtyards, paved terraces, sitting areas, and programmable hardscape shall be provided in Block 6, not including the Plaza Zone, and may be provided in one or more non-contiguous locations.
6. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided within Block 6 and between Block 6 and the adjoining components of High Street in accordance with Section 27-209. Thermoplastic is an acceptable material to meet subsection 27-209(4)(b). All pedestrian entrances shall be open to the public during business hours.
7. **Landscaped Edge along Perimeter Center Parkway (the “Pedestrian Zone”).** Publicly accessible active or passive open space and landscaping shall be provided along Perimeter

Center Parkway substantially similar to the concept depicted in Exhibit B. This area shall be a minimum width of 10 feet. An evergreen hedge a minimum of height of 30 inches shall be provided adjacent to the surface parking area to screen automobile headlights from view of Perimeter Center Parkway. The height of the hedge shall be measured from the finished elevation of the adjacent parking surface. There may be pedestrian entrances to Block 6 as follows: 1) an entrance proximate to the SE corner with one or more sets of stairs to address topography and 2) an entrance proximate to the NE corner to be ADA compliant and flush with grade.

8. **Streetscape:** Applicant shall replace the existing streetscape along Perimeter Center Parkway to be consistent with the Perimeter Center Improvement District's streetscape standards.

9. **Surface Parking.** Surface parking shall not exceed 100 spaces and shall be screened and landscaped in accordance with the City's landscaping and screening standards. In no event shall parking spaces be within 25 feet of the Perimeter Center Parkway right-of-way. All parking along High Street shall be parallel parking.

10. **Public Art.** The Applicant shall implement public art on Block 6 that may incorporate integrated signage and wayfinding elements and shall include at least one art installation or a fountain. The location of and the type of art or fountain shall be at the applicant's sole discretion. Public art shall not count against any signage allowance.

11. **Vehicular Access.** Primary vehicular access to the below-grade parking shall be from South Street. No vehicular driveway shall connect directly to Perimeter Center Parkway. The below-grade parking access drive shall be a minimum of 150 feet as measured between the centerline of Perimeter Center Parkway and the centerline of the driveway apron.

12. **Façade Materials.** Street-facing façades on all buildings shall consist of not less than 80% major façade materials as defined in Sec. 27-98(d)(3) of the Zoning Ordinance. Other high-quality materials may be administratively approved by the Director of Community Development during the building permit process.

13. **Windows**. On ground floor façades facing Perimeter Center Parkway and High Street, the minimum window coverage shall be 50% and shall be transparent. Of that minimum window coverage, no more than 50% shall be opaque or have permanent, non-operable window coverings installed in the interior of the ground floor facades facing Perimeter Center Parkway and High Street ground floor façades within 8 feet of the windows. On upper-story façades facing Perimeter Center Parkway and High Street, minimum window coverage shall be 15%.

14. **Loading Docks:** Loading docks, service areas, and associated back-of-house functions (including trash and recycling enclosures and service-related mechanical equipment) shall be permitted on Block 6, provided they are screened from view from Perimeter Center Parkway. Trash or garbage enclosures may not be placed within three feet of a sidewalk or pedestrian path along the exterior of Block 6. Screening shall be achieved through a combination of architectural enclosures, screen walls, solid gates, overhead doors, and/or

landscaping. Screen walls and enclosures shall be of sufficient height to conceal loading vehicles, docks, and equipment from all adjacent streets, and shall be designed so that these areas do not constitute a prominent visual element of any street-facing frontage. The Community Development Director shall administratively review and approve the location and design of loading and service areas, including the screening, before issuance of a building permit.

15. **Landscape Plan.** The applicant shall present a final landscape plan that includes the proposed greenspace, Plaza Zone and Pedestrian Zone, to the Community Development Director for administrative approval prior to the issuance of a Building Permit.
16. **Multi-Use Path.** The applicant shall construct a 12-foot multi-use path along the western length of the Phase II property line connecting to Hammond Drive prior to the receipt of a Certificate of Occupancy for Phase III's office building. The City of Dunwoody recognizes that a stream buffer variance will be needed to construct the trail and supports the approval of this variance.
17. **Building Elevations.** The applicant shall present building elevations to the Community Development Director for administrative approval prior to the issuance of a Building Permit. The Community Development Director has the authority to allow up to an additional 30% of the minimum window coverage required in Condition 13 to be opaque or have permanent, non-operable window coverings installed in the interior of the ground floor facades within 8 feet of the windows.
18. **Signage**: Signage will be permitted on the upper levels of the buildings.

LEGAL DESCRIPTIONS

Tract 1

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the northwest corner of Land Lot 348, said corner being common to Land Lots 348 and 349 of the 18th District, DeKalb County, Georgia and Land Lots 18 and 19, 17th District, Fulton County, Georgia; thence along the westerly land lot line of Land Lot 384, said land lot line being the county line the following courses and distances: South 00 degrees 29 minutes 09 seconds West, 294.50 feet to a capped rebar (W. L. Jordan & Co.); South 00 degrees 04 minutes 34 seconds West, 59.27 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

thence leaving said westerly land lot line North 83 degrees 59 minutes 15 seconds East, 273.27 feet to a 5/8" rebar found; thence North 77 degrees 34 minutes 23 seconds East, 397.07 feet to a PK nail found; thence South 11 degrees 30 minutes 45 seconds East, 50.13 feet to a drilled hole in the curb; thence North 77 degrees 35 minutes 35 seconds East, 93.04 feet to a drilled hole in the curb; thence South 11 degrees 37 minutes 10 seconds East, 244.72 feet to a 5/8" rebar found on the westerly right-of-way of Perimeter Center Parkway (variable R/W); thence along said westerly right-of-way the following courses and distances: South 44 degrees 31 minutes 56 seconds West, 34.74 feet to a point; South 37 degrees 05 minutes 14 seconds West, 45.26 feet to a point; along a curve to the left, an arc distance of 185.38 feet, said curve having a radius of 407.01 feet and being subtended by a chord of 183.78 feet, at South 18 degrees 19 minutes 03 seconds West, to a point; South 05 degrees 16 minutes 10 seconds West, 55.58 feet to a point; South 55 degrees 27 minutes 50 seconds West, 23.43 feet to a point; South 03 degrees 46 minutes 31 seconds West, 115.04 feet to a point; South 51 degrees 02 minutes 26 seconds East, 18.03 feet to a point; South 05 degrees 16 minutes 10 seconds West, 35.53 feet to a point; along a curve to the left, an arc distance of 109.84 feet, said curve having a radius of 856.93 feet and being subtended by a chord of 109.77 feet, at South 01 degrees 35 minutes 50 seconds West, to a 5/8" rebar set; Thence leaving said westerly right-of-way North 89 degrees 25 minutes 06 seconds West, 682.57 feet to a 5/8" rebar found on said westerly land lot line; thence along said westerly land lot line the following courses and distances: North 00 degrees 28 minutes 44 seconds East, 162.34 feet to a 3/4" open top pipe found; North 00 degrees 31 minutes 45 seconds East, 560.72 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 13.023 acres.

Tract 2

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the northwest corner of Land Lot 348, said corner being common to Land Lots 348 and 349 of the 18th District, DeKalb County, Georgia and Land Lots 18 and 19, 17th District, Fulton County, Georgia; thence along the westerly land lot line of Land Lot 384, Said land lot line being the county line the following courses and distances: South 00 degrees 29 minutes 09 seconds West, 294.50 feet to a 5/8" capped rebar (W. L. Jordan & Co.); South 00 degrees 04 minutes 34 seconds West, 59.27 feet to a 1/2" rebar found, South 00 degrees 31 minutes 45 seconds West, 560.72 feet to a 3/4" open top pipe found; South 00 degrees 28 minutes 44 seconds West, 162.34 feet to a 5/8" rebar found, said point being the TRUE POINT OF BEGINNING;

thence leaving said westerly land lot line South 89 degrees 25 minutes 06 seconds East, 682.57 feet to a 5/8" rebar set on the westerly right-of-way of Perimeter Center Parkway (Variable R/W); thence along said westerly right-of-way the following courses and distances: along a curve to the left, an arc distance of 22.48 feet, said curve having a radius of 856.93 feet and being subtended by a chord of 22.48 feet, at South 02 degrees 49 minutes 35 seconds East, to a point; South 03 degrees 35 minutes 53 seconds East, 194.05 feet to a point; South 02 degrees 57 minutes 01 seconds East, 15.68 feet to a 5/8" rebar found; South 36 degrees 56 minutes 26 seconds West, 29.05 feet to a 5/8" rebar found; South 03 degrees 12 minutes 32 seconds West, 38.94 feet to a PK nail found; thence leaving said westerly right-of-way and along a curve to the right, an arc distance of 52.55 feet, said curve having a radius of 210.00 feet and being subtended by a chord of 52.41 feet, at North 67 degrees 51 minutes 39 seconds West, to a point; thence North 60 degrees 41 minutes 31 seconds West, 67.00 feet to a point; thence along a curve to the left, an arc distance of 79.23 feet, said curve having a radius of 139.99 feet and being subtended by a chord of 78.18 feet, at North 76 degrees 54 minutes 23 seconds West, to a PK nail found; thence South 00 degrees 37 minutes 12 seconds West, 337.10 feet to a PK nail found; thence North 89 degrees 21 minutes 08 seconds West, 189.93 feet to a 1/2" rebar found; thence South 00 degrees 53 minutes 20 seconds West, 39.51 feet to a 1/2" rebar found; thence North 89 degrees 23 minutes 53 seconds West, 304.67 feet to a 1/2" rebar found on said westerly land lot line of Land Lot 348; thence along said westerly land lot line the following courses and distances: North 00 degrees 27 minutes 33 seconds East, 164.71 feet to a concrete monument found; North 00 degrees 28 minutes 44 seconds East, 437.09 feet to a 5/8" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 7.810 acres.

Tract 3

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the northwest corner of Land Lot 348, said corner being common to Land Lots 348 and 349 of the 18th District, DeKalb County, Georgia and Land Lots 18 and 19, 17th District, Fulton County, Georgia; thence along the westerly land lot line of Land Lot 384, said land lot line being the county line, the following courses and distances: South 00 degrees 29 minutes 09 seconds West, 294.50 feet to a 5/8" capped rebar (W. L. Jordan & Co.); South 00 degrees 04 minutes 34 seconds West, 59.27 feet to a 1/2" rebar found, South 00 degrees 31 minutes 45 seconds West, 560.72 feet to a 3/4" open top pipe found; South 00 degrees 28 minutes 44 seconds West, 162.34 feet to a 5/8" rebar found; South 00 degrees 28 minutes 44 seconds West, 437.09 feet to a concrete monument found; South 00 degrees 27 minutes 33 seconds West, 164.71 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

thence leaving said westerly land lot line South 89 degrees 23 minutes 53 seconds East, 304.67 feet to a 1/2" rebar found; thence North 00 degrees 53 minutes 20 seconds East, 39.51 feet to a 1/2" rebar found; thence South 89 degrees 21 minutes 08 seconds East, 189.93 feet to a PK nail found; thence North 00 degrees 37 minutes 12 seconds East, 337.10 feet to a PK nail found; thence along a curve to the right, an arc distance of 79.23 feet, said curve having a radius of 139.99 feet and being subtended by a chord of 78.18 feet, at South 76 degrees 54 minutes 23 seconds East, to a point; thence South 60 degrees 41 minutes 31 seconds East, 67.00 feet to a point; thence along a curve to the left, an arc distance of 52.55 feet, said curve having a radius of 210.00 feet and being subtended by a chord of 52.41 feet, at South 67 degrees 51 minutes 39 seconds East, to a PK nail found on the westerly right-of-way of Perimeter Center Parkway (variable R/W); thence along said westerly right-of-way the following courses and distances: South 03 degrees 12 minutes 32 seconds West, 48.38 feet to a 5/8" rebar found; South 36 degrees 31 minutes 52 seconds East, 26.91 feet to a 5/8" rebar found; South 05 degrees 27 minutes 22 seconds West, 135.00 feet to a 5/8" rebar found; South 47 degrees 26 minutes 36 seconds West, 26.91 feet to a 5/8" rebar found; South 06 degrees 13 minutes 21 seconds West, 88.25 feet to a 5/8" rebar found; South 20 degrees 04 minutes 28 seconds East, 33.68 feet to a 5/8"rebar found; South 06 degrees 16 minutes 08 seconds West, 25.90 feet to a 5/8" rebar found; South 09 degrees 17 minutes 19 seconds West, 89.24 feet to a 5/8" rebar found; South 01 degrees 00 minutes 42 seconds East, 9.21 feet to a 5/8" rebar found; thence leaving said westerly right-of-way South 70 degrees 12 minutes 49 seconds West, 12.39 feet to a 5/8" rebar found; thence North 89 degrees 21 minutes 10 seconds West, 620.95 feet to a 1/2" rebar found on said westerly land lot line; thence along said westerly land lot line the following courses and distances: North 01 degrees 06 minutes 59 seconds East, 118.80 feet to a 1" crimp top pipe found; North 00 degrees 24 minutes 44 seconds East, 241.43 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 7.028 acres.

Tract 4

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8" rebar set at the northerly end of a mitered right-of-way corner at the intersection of the westerly right-of-way of Perimeter Center Parkway (variable R/W) and the northerly right-of-way of Hammond Drive (variable R/W); thence along the miter, South 37 degrees 09 minutes 21 seconds West, 72.83 feet to a 5/8" rebar set at the southerly end of said miter; thence along said northerly right-of-way of Hammond Drive (variable R/W) the following courses and distances: along a curve to the left, an arc distance of 516.09 feet, said curve having a radius of 611.96 feet and being subtended by a chord of 500.93 feet, at South 61 degrees 06 minutes 37 seconds West, to a point; along a curve to the left, an arc distance of 21.05 feet, said curve having a radius of 27480.22 feet and being subtended by a chord of 21.05 feet, at South 38 degrees 41 minutes 04 seconds West, to a point; South 38 degrees 39 minutes 45 seconds West, 200.00 feet to a 5/8" rebar found; North 51 degrees 20 minutes 15 seconds West, 15.00 feet to a 5/8" rebar found; South 38 degrees 39 minutes 11 seconds West, 24.18 feet to a point located on the Westerly side of Land Lot 348 of the 18th District, DeKalb County, Georgia and Easterly side of Land Lot 18 of the 17th District, Fulton County, Georgia; thence leaving said northerly right-of-way of Hammond Drive and continuing along said Land Lot Line, North 00 degrees 45 minutes 48 seconds East, 766.35 feet to a 1/2" rebar found; thence leaving said Land Lot Line, South 89 degrees 21 minutes 10 seconds East, 620.95 feet to a 5/8" rebar found; thence North 70 degrees 12 minutes 49 seconds East, 12.39 feet to a 5/8" rebar found on said westerly right-of-way of Perimeter Center Parkway (variable R/W); thence along said westerly right-of-way South 00 degrees 57 minutes 40 seconds East, 281.33 feet to a 5/8" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 6.999 acres.

Sandy Springs Tract

All that tract or parcel of land lying and being in Land Lot 18 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the northeast corner of Land Lot 18, said corner being common to Land Lots 348 and 349 of the 18th District, DeKalb County, Georgia and Land Lots 18 and 19, 17th District, Fulton County, Georgia; thence along the easterly land lot line of Land Lot 18, Said land lot line being the county line, South 00 degrees 29 minutes 09 seconds West, 294.50 feet to a 5/8" capped rebar found (W. L. Jordan & Co.), said point being the TRUE POINT OF BEGINNING;

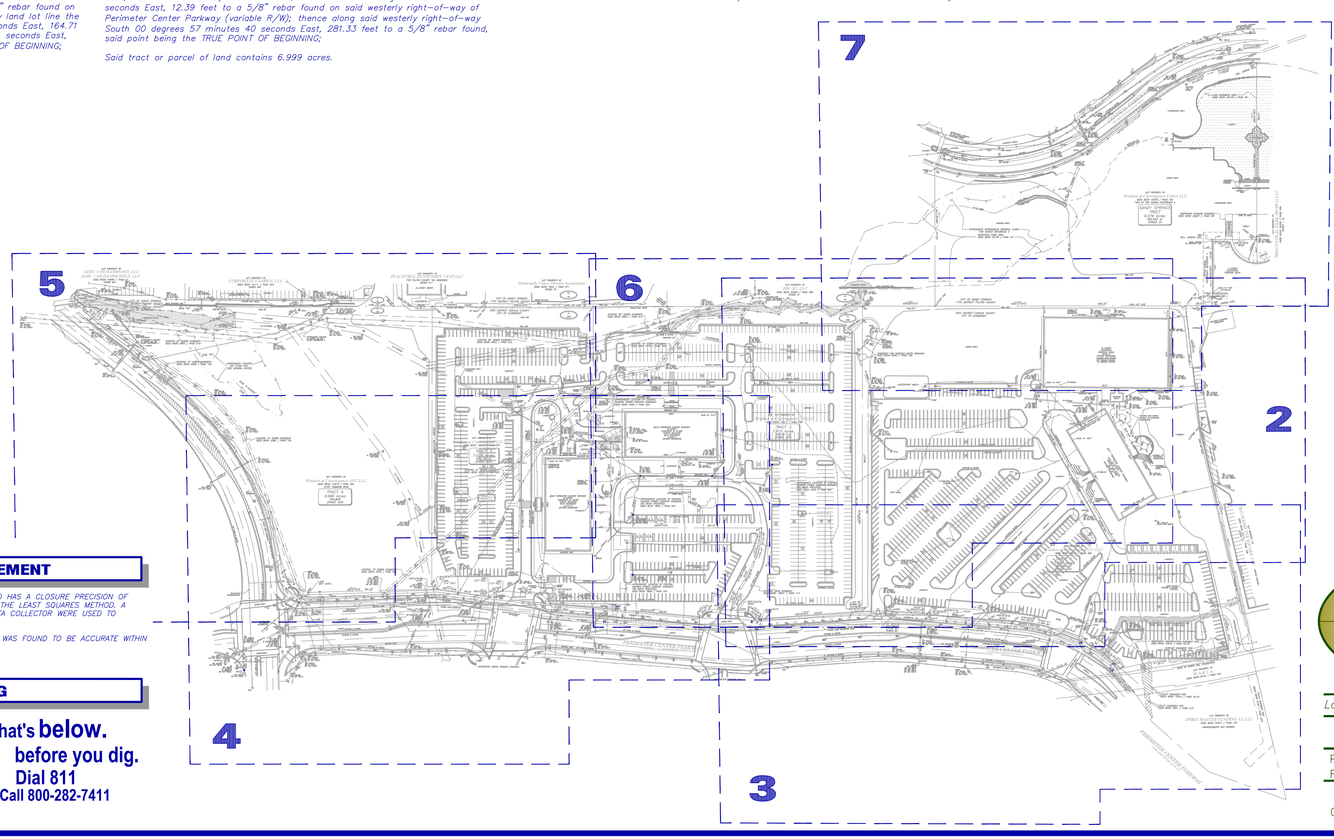
thence continuing along said easterly land lot line the following courses and distances: South 00 degrees 04 minutes 34 seconds West, 59.27 feet to a 1/2" rebar found; South 00 degrees 31 minutes 45 seconds West, 560.72 feet to a 3/4" open top pipe found; thence leaving said easterly land lot line North 89 degrees 32 minutes 17 seconds West, 307.27 feet to a 5/8" rebar found on the easterly right-of-way of Central Parkway (85' private R/W); thence along said easterly right-of-way the following courses and distances: along a curve to the left, an arc distance of 409.13 feet, said curve having a radius of 413.35 feet and being subtended by a chord of 392.63 feet, at North 09 degrees 18 minutes 54 seconds West, to a 5/8" rebar found; North 37 degrees 40 minutes 12 seconds West, 141.44 feet to a 5/8" rebar found; along a curve to the right, an arc distance of 239.59 feet, said curve having a radius of 372.50 feet and being subtended by a chord of 235.49 feet, at North 19 degrees 14 minutes 36 seconds West, to a 5/8" capped rebar found (W. L. Jordan & Co.); thence leaving said easterly right-of-way South 89 degrees 31 minutes 38 seconds East, 393.31 feet to a chisel point found; thence South 00 degrees 29 minutes 35 seconds West, 99.60 feet to a 5/8" capped rebar found (W. L. Jordan & Co.); thence South 89 degrees 27 minutes 26 seconds East, 147.68 feet to a 5/8" capped rebar found (W. L. Jordan & Co.), said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 6.076 acres

GeoSurvey, Ltd.

NORTH (SEE GENERAL NOTES)

OVERALL SHEET LAY-OUT
(NOT TO SCALE)



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,002', AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,399,015 FEET. JTB INIT.

IF YOU DIG

811

Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

FLOOD NOTE FOR DEKALB PARCELS:
A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0011J, AND THE DATE OF SAID MAP IS MAY 16, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

FLOOD NOTE FOR SANDY SPRINGS PARCEL:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0161F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON M.A.R.T.A. NETWORK CONTROL MONUMENTS, DUNWOODY 1 AND DUNWOODY 2.

TRACTS 1, 2, 3, & 4 ARE ZONED "OCR" (OFFICE-COMMERCIAL-RESIDENTIAL DISTRICT).
THE MINIMUM YARD SETBACKS ARE:
STREET - 0 FEET;
SIDE - 20 FEET;
REAR - 40 FEET.

"SANDY SPRINGS TRACT" IS ZONED "O-I" (OFFICE-INSTITUTIONAL DISTRICT).
THE MINIMUM YARD SETBACKS ARE:
FRONT - 40 FEET;
SIDE - 20 FEET OR 40 FEET;
REAR - 25 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON.
NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED FOR THE PURPOSE OF THIS SURVEY. THE UNDERGROUND UTILITIES SHOWN HEREON WERE BASED ON MARKINGS OBSERVED IN THE FIELD AT THE ORIGINAL DATE OF SURVEY REFERENCE 11. GEOSURVEY, LTD. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR EXISTENCE OF THE UNDERGROUND LINES SHOWN. NO PLANS OR UTILITY RECORDS WERE PROVIDED TO GEOSURVEY, LTD. FOR THE PREPARATION OF THIS SURVEY.

PLEASE NOTE: GEOSURVEY, LTD., ASSUMES NO LIABILITY REGARDING THE LOCATION OR EXISTENCE OF WETLANDS. NO WETLANDS WERE FLAGGED OR LOCATED AT THE DATE SHOWN THIS SURVEY.

SURVEY REFERENCES
1> SURVEY FOR GA-211 PERIMETER, L.L.C., et al., PREPARED BY LOWE ENGINEERS, LLC, DATED DECEMBER 4, 2002, LAST REVISED NOVEMBER 1, 2005.

2> SURVEY OF BUILDING #219 FOR PAINE WEBBER REALESTATE SECURITIES INC., et al., PREPARED BY LOO-TURLEY AND ASSOCIATES, PC, DATED FEBRUARY 1, 1995, LAST REVISED FEBRUARY 7, 1996.

3> SURVEY OF BUILDING #223 FOR PAINE WEBBER REALESTATE SECURITIES INC., et al., PREPARED BY LOO-TURLEY AND ASSOCIATES, PC, DATED FEBRUARY 1, 1995, LAST REVISED JANUARY 10, 1996.

4> SURVEY OF CENTRAL PARK FOR ZML-CENTRAL, LLC, et al., PREPARED BY W.L.JORDAN & CO., INC., DATED SEPTEMBER 26, 1995, LAST REVISED OCTOBER 15, 1995.

5> SURVEY FOR EQP-PERIMETER CENTER, LLC, et al., PREPARED BY FRONTLINE SURVEYING & MAPPING, INC., DATED FEBRUARY 17, 2001, LAST REVISED MARCH 27, 2001.

6> ALTA/ACSM SURVEY OF 211 PERIMETER CENTER FOR WINDSOR ACQUISITION LLC et. al., PREPARED BY GEOSURVEY, LTD., DATED JULY 21, 2006.

7> ALTA/ACSM SURVEY OF 219 PERIMETER CENTER FOR WINDSOR ACQUISITION LLC et. al., PREPARED BY GEOSURVEY, LTD., DATED JULY 21, 2006.

8> ALTA/ACSM SURVEY OF 223 PERIMETER CENTER FOR WINDSOR ACQUISITION LLC et. al., PREPARED BY GEOSURVEY, LTD., DATED JULY 21, 2006.

9> ALTA/ACSM SURVEY OF 1051 HAMMOND DRIVE FOR WINDSOR ACQUISITION LLC et. al., PREPARED BY GEOSURVEY, LTD., DATED JULY 21, 2006.

10> ALTA/ACSM SURVEY OF CENTRAL PART WAY SITE B (AS PER SURVEY REFERENCE 4) FOR WINDSOR ACQUISITION LLC et. al., PREPARED BY GEOSURVEY, LTD., DATED JULY 21, 2006.

11> ALTA/ACSM LAND TITLE SURVEY FOR GID URBAN DEVELOPMENT II, LLC, PREPARED BY GEOSURVEY, LTD, DATED JULY 21, 2006, LAST REVISED SEPTEMBER 3, 2009

PARKING COUNT

PARCEL	REGULAR	HANDICAP
TRACT 1	637	14
TRACT 2	540	7
TRACT 3	520	6
TOTAL	1697	27

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 55' 31" LONGITUDE: 84° 20' 48"



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PLACED FOR THE PURPOSE OF SURVEY REFERENCE 11, PROVIDED BY:

UTILISURVEY, LLC
1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

GRAPHIC SCALE

0 20 40 100 200

1"= 40'

SURVEYOR CERTIFICATION

To: Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)-1, 8, 9, 10, 11(a), and 13 of Table A thereof. The field work was completed on May 26, 2015.

Date: May 26, 2015

GEORGIA REGISTERED PROFESSIONAL NO. 3042 LAND SURVEYOR DAVID HESTER

David L. Hester
Georgia Registered
Land Surveyor # 3042

Page 1 of 7

ALTA/ACSM LAND TITLE SURVEY

211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive

FOR

Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

GS JOB NO:	20062859	DRAWING SCALE:	1"= 40'
FIELD WORK:	TB	CITY:	DUNWOODY/SANDY SPRINGS
PROJ MGR:	DLH	COUNTY:	DEKALB/FULTON STATE: GA
REVIEWED:	JRC	LAND LOT:	18 & 348
DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH

SURVEY DATE: 05-26-2015

REVISIONS

No.	Date	Description

GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

N/F PROPERTY OF
JMC-B2, LLC
DEED BOOK 52560 / PAGE 358
ZONED OI

CITY OF SANDY SPRINGS
17TH DISTRICT FULTON COUNTY

18TH DISTRICT DEKALB COUNTY
CITY OF DUNWOODY

N00°28'44"E 437.09' LAND LOT LINE

N00°28'44"E 162.34'

N00°31'45"E 560.72' LAND LOT LINE

S00°04'34"W 59.27'

S00°29'09"W 294.50' POC

COMMENCING LINE PER SURVEY REFERENCE 3.

LL 18 | LL 19 | LL 348 | LL 349

6-STORY CONCRETE PARKING DECK
44,465 sf
(OUTSIDE DIMENSIONS)
PARKING DECK SPACES
817 REGULAR SPACES
25 HANDICAP SPACES

BLDG. HT. 64.0' FF=988.26

BLDG. HT. 79.8' FF=994.78

BLDG. HT. 132.5'

FF=995.49

N/F PROPERTY OF
Windsor at Convergence 219 LLC
DEED BOOK 19213 / PAGE 385

TRACT 2
7.810 Acres
340,211 sf
ZONED OCR

N/F PROPERTY OF
Windsor at Convergence 211 LLC
DEED BOOK 19213 / PAGE 359

TRACT 1
13.023 Acres
567,293 sf
ZONED OCR

N/F PROPERTY OF
TKG PERIMETER SQUARE, LL
DEED BOOK 52114, PAGE 539
ZONED C1

#211 PERIMETER CENTER PARKWAY
CONCRETE & GLASS
OFFICE BUILDING
(OUTSIDE DIMENSIONS)

EASEMENT FOR SURFACE WATER DRAINAGE
DEED BOOK 6039 / PAGE 125

APPROXIMATE LOCATION OF EXISTING GEORGIA POWER COMPANY EASEMENT (NO WIDTH SPECIFIED) DEED BOOK 4055 / PAGE 294

EXISTING DRIVE EASEMENT
DEED BOOK 18207 / PAGE 714

~DETENTION AREA~

~STANDING WATER~

ROCK RETAINING WALL

~GRASS AREA~

~WOODED~

~ASPHALT~

CONCRETE DETENTION STRUCTURE

6" PVC

24" CURB & GUTTER

30" CURB & GUTTER

2' CONCRETE WALK (TYPICAL)

CONCRETE WALK

CONCRETE RETAINING WALL

CONCRETE LANDSCAPING WALLS

CURB ISLANDS 24"CURB & GUTTER (TYPICAL)

LANDSCAPED ISLAND

FLUME

BRICK SHED

ELEVATOR SHAFT

RAMP CONCRETE WALL

MULTIPLE BOX DRAINS (UNABLE TO DETERMINE CONNECTION)

POSSIBLE BURIED JB

POSSIBLE ABANDONED 6" CAST IRON WATERLINE BURIED NEAR TELEPHONE LINES

BELLSOUTH COMMUNICATION

BELLSOUTH COMMUNICATION FIBER

WATER VAULT

TRENCH DRAIN W/ GRATE

CHAIN LINK FENCE

ASPHALT PARKING

UNABLE TO DETERMINE CONNECTION

LOST SIGNAL

TRANS

LP

TREE LINE

NORTH (SEE GENERAL NOTES)

GeoSurvey, Ltd.

GRAPHIC SCALE

0 20 40 100 200

1" = 40'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,002' AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

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GEORGIA REGISTERED PROFESSIONAL NO. 3042 LAND SURVEYOR DAVID HESTER

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Marietta, Georgia 30062
Phone: (770) 795-9900
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EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/ACSM LAND TITLE SURVEY

211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive

FOR

Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

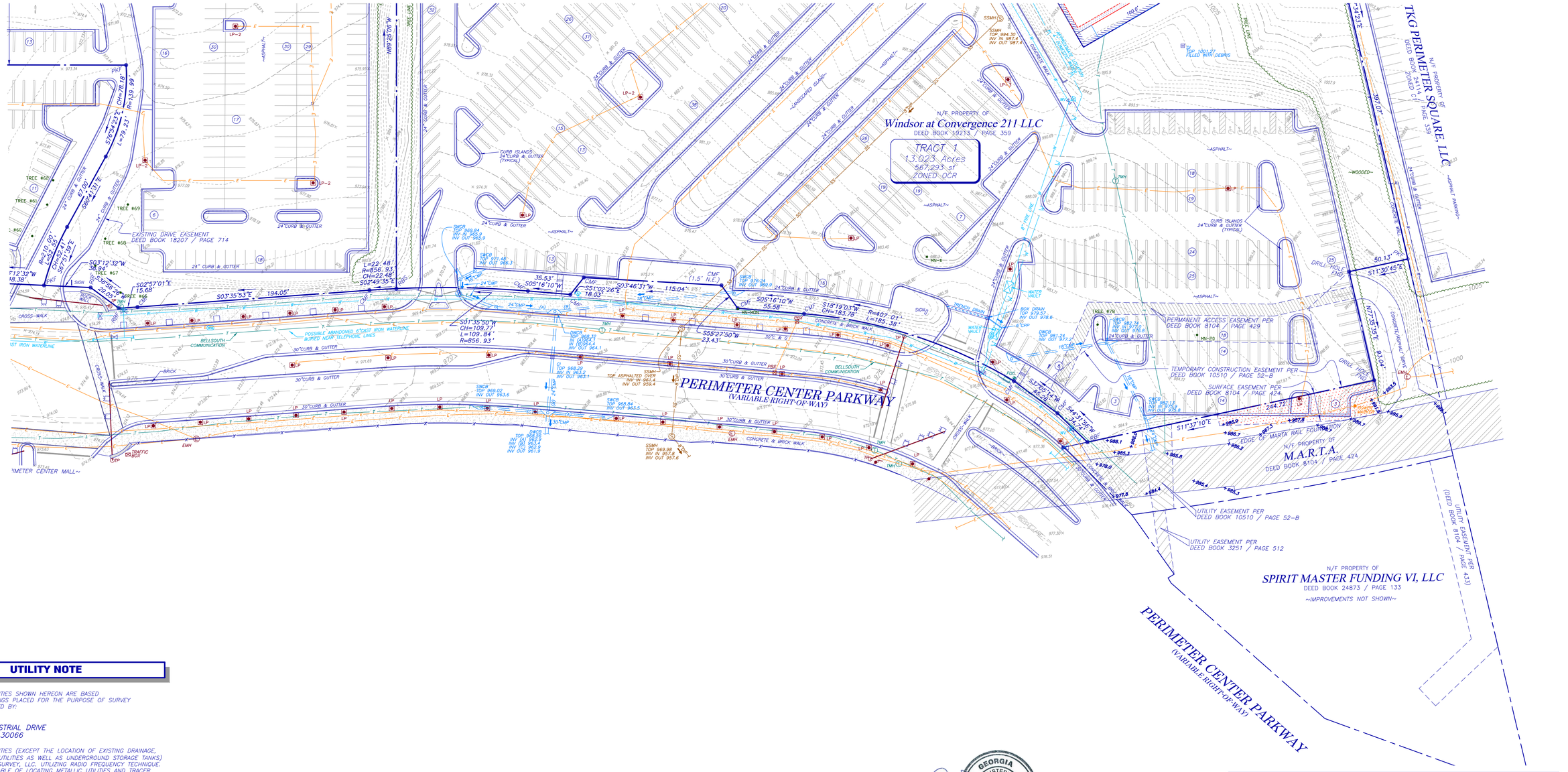
GS JOB NO:	20062859	DRAWING SCALE:	1" = 40'
FIELD WORK:	TB	CITY:	DUNWOODY/SANDY SPRINGS
PROJ MGR:	DLH	COUNTY:	DEKALB/FULTON STATE: GA
REVIEWED:	JRC	LAND LOT:	18 & 348
DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH

SURVEY DATE: 05-26-2015

REVISIONS

No.	Date	Description

NORTH (SEE GENERAL NOTES)



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PLACED FOR THE PURPOSE OF SURVEY REFERENCE 11, PROVIDED BY:

UTILISURVEY, LLC
1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

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GRAPHIC SCALE

0 20 40 100 200
1"= 40'

Page 3 of 7

GEORGIA REGISTERED PROFESSIONAL NO. 3043 LAND SURVEYOR DAVID HESTER

GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/ACSM LAND TITLE SURVEY

211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive

FOR

Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

GS JOB NO: 20062859	DRAWING SCALE: 1"= 40'	SURVEY DATE: 05-26-2015	
FIELD WORK: TB	CITY: DUNWOODY/SANDY SPRINGS	REVISIONS	
PROJ MGR: DLH	COUNTY: DEKALB/FULTON STATE: GA	No. Date	Description
REVIEWED: JRC	LAND LOT: 18 & 348		
DWG FILE: 20062859-07.dwg	DISTRICT: 17TH & 18TH		

NORTH (SEE GENERAL NOTES)

HAMMOND DRIVE
(VARIABLE RIGHT-OF-WAY)

N/F PROPERTY OF
Windsor at Convergence 1051 LLC
DEED BOOK 19213 / PAGE 396
#1051 HAMMOND DRIVE

TRACT 4
6.999 Acres
304,859
ZONED OCR

N/F PROPERTY OF
Windsor at Convergence 223 LLC
DEED BOOK 19213 / PAGE 374

TRACT 3
7.028 Acres
306,136 sf
ZONED OCR

#219 PERIMETER CENTER PARKWAY
6-STORY
CONCRETE & GLASS
OFFICE BUILDING
WITH BASEMENT
21,699 sf
(OUTSIDE DIMENSIONS)

#223 PERIMETER CENTER PARKWAY
6-STORY
CONCRETE & GLASS
OFFICE BUILDING
WITH BASEMENT
21,717 sf
(OUTSIDE DIMENSIONS)

PERIMETER CENTER PARKWAY
(VARIABLE RIGHT-OF-WAY)

~DUNWOODY MARTA TRANSIT STATION~

~PERIMETER CENTER MALL~

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PLACED FOR THE PURPOSE OF SURVEY REFERENCE 11, PROVIDED BY:

UTILISURVEY, LLC
1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

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INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

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Dial 811
Or Call 800-282-7411

GRAPHIC SCALE

0 20 40 100 200
1"= 40'

Page 4 of 7

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3042 DAVID HESTER

GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/ACSM LAND TITLE SURVEY

211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive

FOR

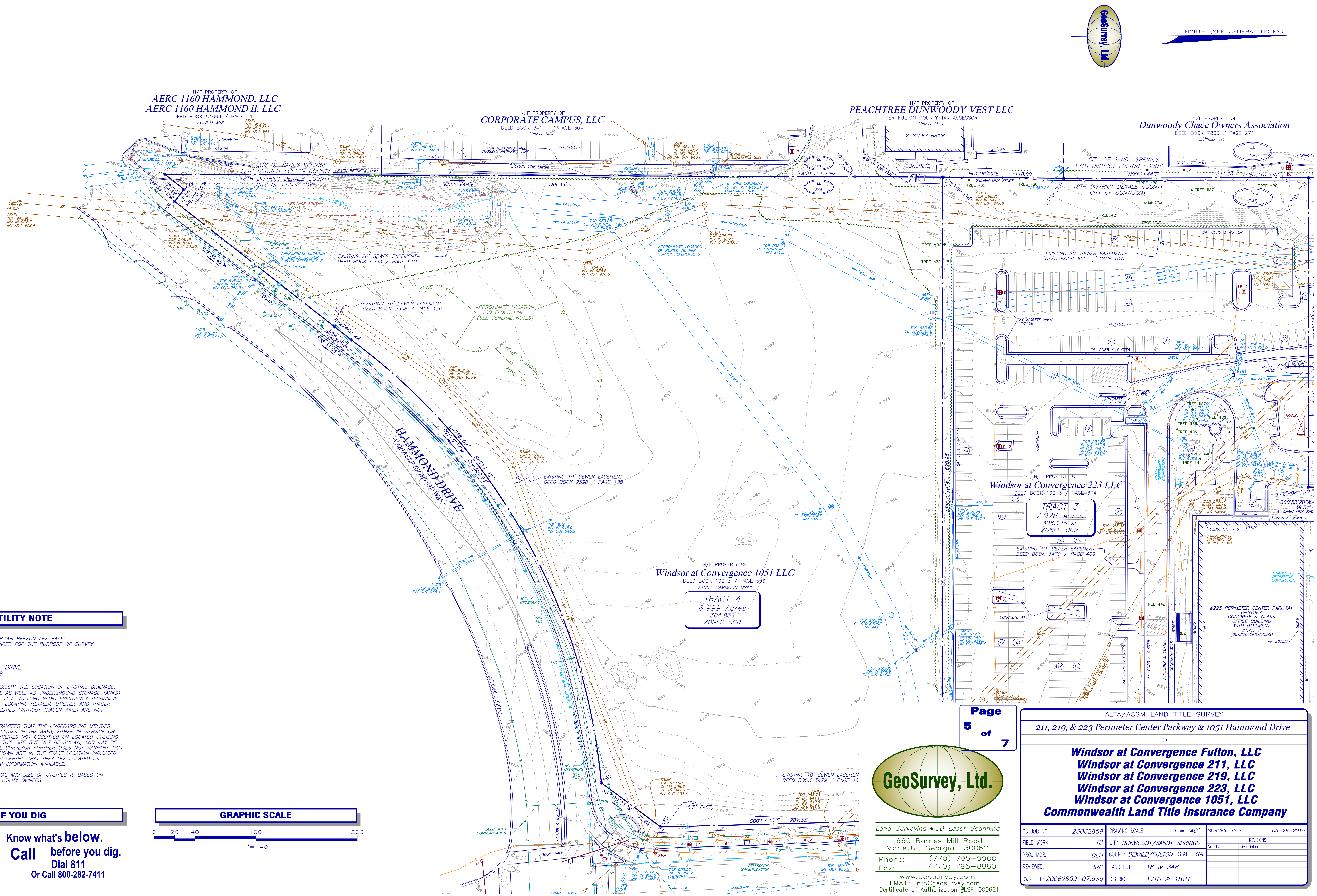
Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

GS JOB NO:	20062859	DRAWING SCALE:	1"= 40'
FIELD WORK:	TB	CITY:	DUNWOODY/SANDY SPRINGS
PROJ MGR:	DLH	COUNTY:	DEKALB/FULTON STATE: GA
REVIEWED:	JRC	LAND LOT:	18 & 348
DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH

SURVEY DATE: 05-26-2015

REVISIONS

No.	Date	Description



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1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

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ALTA/ACSM LAND TITLE SURVEY

211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive

FOR

Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

GS JOB NO: 20062859	DRAWING SCALE: 1"= 40'	SURVEY DATE: 05-26-2015	
FIELD WORK: TB	CITY: DUNWOODY/SANDY SPRINGS	REVISIONS	
PROJ MGR: DLH	COUNTY: DEKALB/FULTON STATE: GA	No. Date	Description
REVIEWED: JRC	LAND LOT: 18 & 348		
DWG FILE: 20062859-07.dwg	DISTRICT: 17TH & 18TH		

NORTH (SEE GENERAL NOTES)

N/F PROPERTY OF
JMC-B2, LLC
DEED BOOK 52560 / PAGE 358
ZONED OI

CITY OF SANDY SPRINGS
17TH DISTRICT FULTON COUNTY
18TH DISTRICT DEKALB COUNTY
CITY OF DUNWOODY

N/F PROPERTY OF
Windsor at Convergence 219 LLC
DEED BOOK 19213 / PAGE 385

TRACT 2
7.810 Acres
340,211 sf
ZONED OCR

6-STORY CONCRETE PARKING DECK
44,465 sf
(OUTSIDE DIMENSIONS)
PARKING DECK SPACES
817 REGULAR SPACES
25 HANDICAP SPACES

#219 PERIMETER CENTER PARKWAY
6-STORY
CONCRETE & GLASS
OFFICE BUILDING
WITH BASEMENT
21,699 sf
(OUTSIDE DIMENSIONS)

#211 PERIMETER CENTER PARKWAY
CONCRETE & GLASS
OFFICE BUILDING
(OUTSIDE DIMENSIONS)

EXISTING 20' SEWER EASEMENT
DEED BOOK 6553 / PAGE 610

EXISTING 10' SEWER EASEMENT
DEED BOOK 3479 / PAGE 409

EASEMENT FOR SURFACE WATER DRAINAGE
DEED BOOK 6039 / PAGE 125

APPROXIMATE LOCATION OF EXISTING GEORGIA POWER COMPANY EASEMENT
(NO WIDTH SPECIFIED)
DEED BOOK 4055 / PAGE 294

APPROXIMATE LOCATION OF EXISTING GEORGIA POWER COMPANY EASEMENT
(NO WIDTH SPECIFIED)
DEED BOOK 3809 / PAGE 424

EXISTING DRIVE EASEMENT
DEED BOOK 18207 / PAGE 714

~DETENTION AREA~

~GRASS AREA~

~ASPHALT PARKING~

~STANDING WATER~

ROCK RETAINING WALL

CREEK

WETLANDS

TREE LINE

LAND LOT LINE

LL 18

LL 348

N00°27'33"E 164.71'

N00°28'44"E 437.09'

N00°28'44"E 162.34'

N00°31'45"E 560.72'

S89°23'53"E 304.67'

S89°21'26"E 780.93'

N89°26'06"W 682.57'

N00°37'12"E 337.10'

S05°27'22"W 335.00'

S03°12'32"W 48.38'

S03°35'53"E 194.05'

S02°57'01"E 15.68'

S01°35'50"W CH=109.77'

R=210.00' L=152.41' CH=149.19' S03°12'32"W

R=856.93' L=22.48' CH=22.48' S02°49'35"E

R=176.99' L=79.23' CH=78.58' S16°04'23"E

S05°16'10"W 35.53'

S01°02'26"E 18.03'

S03°46'31"W 115.04'

S03°46'31"W 18.03'

S01°02'26"E 35.53'

S05°16'10"W

S89°04'13"E 61.00'

S89°04'13"E 67.13'

S16°04'23"E 79.23'

S02°49'35"E 22.48'

S03°12'32"W 38.24'

S03°12'32"W 29.09'

S02°57'01"E 15.68'

S03°35'53"E 194.05'

S01°35'50"W CH=109.77'

S05°27'22"W 335.00'

S03°12'32"W 48.38'

S89°04'13"E 61.00'

S16°04'23"E 79.23'

S02°49'35"E 22.48'

S03°12'32"W 38.24'

S03°12'32"W 29.09'

S02°57'01"E 15.68'

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GEORGIA REGISTERED PROFESSIONAL NO. 3042 LAND SURVEYOR DAVID HESTER

Page 6 of 7

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ALTA/ACSM LAND TITLE SURVEY

211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive

FOR

Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

GS JOB NO:	20062859	DRAWING SCALE:	1"= 40'
FIELD WORK:	TB	CITY:	DUNWOODY/SANDY SPRINGS
PROJ MGR:	DLH	COUNTY:	DEKALB/FULTON STATE: GA
REVIEWED:	JRC	LAND LOT:	18 & 348
DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH

SURVEY DATE: 05-26-2015

REVISIONS

No.	Date	Description

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UTILISURVEY, LLC
1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

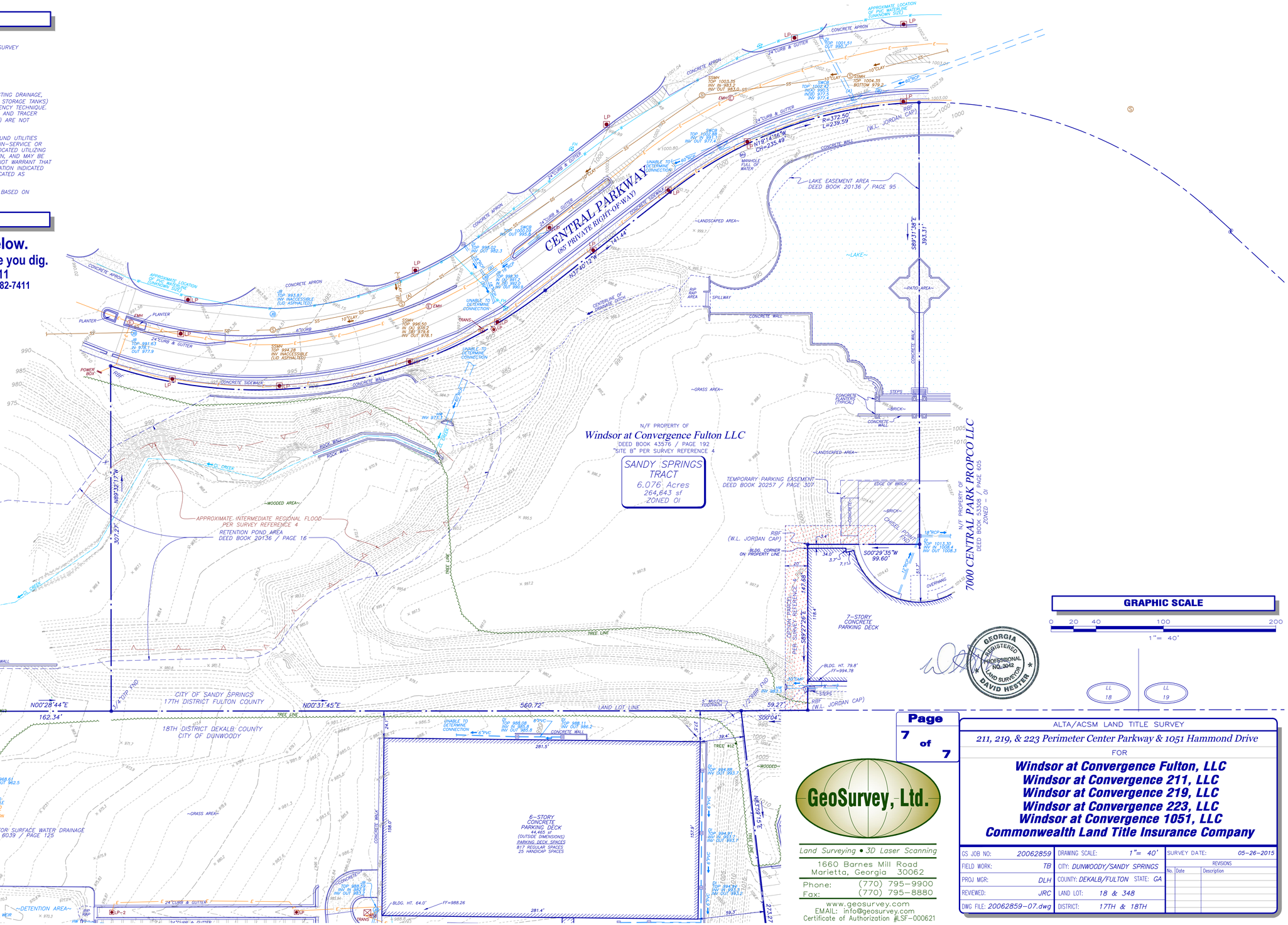
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GS JOB NO:	20062859	DRAWING SCALE:	1" = 40'
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DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH

SURVEY DATE: 05-26-2015

REVISIONS

No.	Date	Description

Tract 1

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the northwest corner of Land Lot 348, said corner being common to Land Lots 348 and 349 of the 18th District, DeKalb County, Georgia and Land Lots 18 and 19, 17th District, Fulton County, Georgia; thence along the westerly land lot line of Land Lot 384, Said land lot line being the county line the following courses and distances: South 00 degrees 29 minutes 09 seconds West, 294.50 feet to a capped rebar (W. L. Jordan & Co.); South 00 degrees 04 minutes 34 seconds West, 59.27 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

thence leaving said westerly land lot line North 83 degrees 59 minutes 15 seconds East, 273.27 feet to a 5/8" rebar found; thence North 77 degrees 34 minutes 23 seconds East, 397.07 feet to a PK nail found; thence South 11 degrees 30 minutes 45 seconds East, 50.13 feet to a drilled hole in the curb; thence North 77 degrees 35 minutes 35 seconds East, 93.04 feet to a drilled hole in the curb; thence South 11 degrees 37 minutes 10 seconds East, 244.72 feet to a 5/8" rebar found on the westerly right-of-way of Perimeter Center Parkway (variable R/W); thence along said westerly right-of-way the following courses and distances: South 44 degrees 31 minutes 56 seconds West, 34.74 feet to a point; South 37 degrees 05 minutes 14 seconds West, 45.26 feet to a point; along a curve to the left, an arc distance of 185.38 feet, said curve having a radius of 407.01 feet and being subtended by a chord of 183.78 feet, at South 18 degrees 19 minutes 03 seconds West, to a point; South 05 degrees 16 minutes 10 seconds West, 55.58 feet to a point; South 55 degrees 27 minutes 50 seconds West, 23.43 feet to a point; South 03 degrees 46 minutes 31 seconds West, 115.04 feet to a point; South 51 degrees 02 minutes 26 seconds East, 18.03 feet to a point; South 05 degrees 16 minutes 10 seconds West, 35.53 feet to a point; along a curve to the left, an arc distance of 109.84 feet, said curve having a radius of 856.93 feet and being subtended by a chord of 109.77 feet, at South 01 degrees 35 minutes 50 seconds West, to a 5/8" rebar set; Thence leaving said westerly right-of-way North 89 degrees 25 minutes 06 seconds West, 682.57 feet to a 5/8" rebar found on said westerly land lot line; thence along said westerly land lot line the following courses and distances: North 00 degrees 28 minutes 44 seconds East, 162.34 feet to a 3/4" open top pipe found; North 00 degrees 31 minutes 45 seconds East, 560.72 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 13.023 acres.

Tract 2

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the northwest corner of Land Lot 348, said corner being common to Land Lots 348 and 349 of the 18th District, DeKalb County, Georgia and Land Lots 18 and 19, 17th District, Fulton County, Georgia; thence along the westerly land lot line of Land Lot 384, Said land lot line being the county line the following courses and distances: South 00 degrees 29 minutes 09 seconds West, 294.50 feet to a 5/8" capped rebar (W. L. Jordan & Co.); South 00 degrees 04 minutes 34 seconds West, 59.27 feet to a 1/2" rebar found, South 00 degrees 31 minutes 45 seconds West, 560.72 feet to a 3/4" open top pipe found; South 00 degrees 28 minutes 44 seconds West, 162.34 feet to a 5/8" rebar found, said point being the TRUE POINT OF BEGINNING;

thence leaving said westerly land lot line South 89 degrees 25 minutes 06 seconds East, 682.57 feet to a 5/8" rebar set on the westerly right-of-way of Perimeter Center Parkway (Variable R/W); thence along said westerly right-of-way the following courses and distances: along a curve to the left, an arc distance of 22.48 feet, said curve having a radius of 856.93 feet and being subtended by a chord of 22.48 feet, at South 02 degrees 49 minutes 35 seconds East, to a point; South 03 degrees 35 minutes 53 seconds East, 194.05 feet to a point; South 02 degrees 57 minutes 01 seconds East, 15.68 feet to a 5/8" rebar found; South 36 degrees 56 minutes 26 seconds West, 29.05 feet to a 5/8" rebar found; South 03 degrees 12 minutes 32 seconds West, 38.94 feet to a PK nail found; thence leaving said westerly right-of-way and along a curve to the right, an arc distance of 52.55 feet, said curve having a radius of 210.00 feet and being subtended by a chord of 52.41 feet, at North 67 degrees 51 minutes 39 seconds West, to a point; thence North 60 degrees 41 minutes 31 seconds West, 67.00 feet to a point; thence along a curve to the left, an arc distance of 79.23 feet, said curve having a radius of 139.99 feet and being subtended by a chord of 78.18 feet, at North 76 degrees 54 minutes 23 seconds West, to a PK nail found; thence South 00 degrees 37 minutes 12 seconds West, 337.10 feet to a PK nail found; thence North 89 degrees 21 minutes 08 seconds West, 189.93 feet to a 1/2" rebar found; thence South 00 degrees 53 minutes 20 seconds West, 39.51 feet to a 1/2" rebar found; thence North 89 degrees 23 minutes 53 seconds West, 304.67 feet to a 1/2" rebar found on said westerly land lot line of Land Lot 348; thence along said westerly land lot line the following courses and distances: North 00 degrees 27 minutes 33 seconds East, 164.71 feet to a concrete monument found; North 00 degrees 28 minutes 44 seconds East, 437.09 feet to a 5/8" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 7.810 acres.

Tract 3

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the northwest corner of Land Lot 348, said corner being common to Land Lots 348 and 349 of the 18th District, DeKalb County, Georgia and Land Lots 18 and 19, 17th District, Fulton County, Georgia; thence along the westerly land lot line of Land Lot 384, said land lot line being the county line, the following courses and distances: South 00 degrees 29 minutes 09 seconds West, 294.50 feet to a 5/8" capped rebar (W. L. Jordan & Co.); South 00 degrees 04 minutes 34 seconds West, 59.27 feet to a 1/2" rebar found, South 00 degrees 31 minutes 45 seconds West, 560.72 feet to a 3/4" open top pipe found; South 00 degrees 28 minutes 44 seconds West, 162.34 feet to a 5/8" rebar found; South 00 degrees 28 minutes 44 seconds West, 437.09 feet to a concrete monument found; South 00 degrees 27 minutes 33 seconds West, 164.71 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

thence leaving said westerly land lot line South 89 degrees 23 minutes 53 seconds East, 304.67 feet to a 1/2" rebar found; thence North 00 degrees 53 minutes 20 seconds East, 39.51 feet to a 1/2" rebar found; thence South 89 degrees 21 minutes 08 seconds East, 189.93 feet to a PK nail found; thence North 00 degrees 37 minutes 12 seconds East, 337.10 feet to a PK nail found; thence along a curve to the right, an arc distance of 79.23 feet, said curve having a radius of 139.99 feet and being subtended by a chord of 78.18 feet, at South 76 degrees 54 minutes 23 seconds East, to a point; thence South 60 degrees 41 minutes 31 seconds East, 67.00 feet to a point; thence along a curve to the left, an arc distance of 52.55 feet, said curve having a radius of 210.00 feet and being subtended by a chord of 52.41 feet, at South 67 degrees 51 minutes 39 seconds East, to a PK nail found on the westerly right-of-way of Perimeter Center Parkway (variable R/W); thence along said westerly right-of-way the following courses and distances: South 03 degrees 12 minutes 32 seconds West, 48.38 feet to a 5/8" rebar found; South 36 degrees 31 minutes 52 seconds East, 26.91 feet to a 5/8" rebar found; South 05 degrees 27 minutes 22 seconds West, 335.00 feet to a 5/8" rebar found; South 47 degrees 26 minutes 36 seconds West, 26.91 feet to a 5/8" rebar found; South 06 degrees 13 minutes 21 seconds West, 88.25 feet to a 5/8" rebar found; South 20 degrees 04 minutes 28 seconds East, 33.68 feet to a 5/8"rebar found; South 06 degrees 16 minutes 08 seconds West, 25.90 feet to a 5/8" rebar found; South 09 degrees 17 minutes 19 seconds West, 89.24 feet to a 5/8" rebar found; South 01 degrees 00 minutes 42 seconds East, 9.21 feet to a 5/8" rebar found; thence leaving said westerly right-of-way South 70 degrees 12 minutes 49 seconds West, 12.39 feet to a 5/8" rebar found; thence North 89 degrees 21 minutes 10 seconds West, 620.95 feet to a 1/2" rebar found on said westerly land lot line; thence along said westerly land lot line the following courses and distances: North 01 degrees 06 minutes 59 seconds East, 118.80 feet to a 1" crimp top pipe found; North 00 degrees 24 minutes 44 seconds East, 241.43 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 7.028 acres.

Tract 4

All that tract or parcel of land lying and being in Land Lot 348 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8" rebar set at the northerly end of a mitered right-of-way corner at the intersection of the westerly right-of-way of Perimeter Center Parkway (variable R/W) and the northerly right-of-way of Hammond Drive (variable R/W); thence along the miter, South 37 degrees 09 minutes 21 seconds West, 72.83 feet to a 5/8" rebar set at the southerly end of said miter; thence along said northerly right-of-way of Hammond Drive (variable R/W) the following courses and distances: along a curve to the left, an arc distance of 516.09 feet, said curve having a radius of 611.98 feet and being subtended by a chord of 500.93 feet, at South 61 degrees 06 minutes 37 seconds West, to a point; along a curve to the left, an arc distance of 21.05 feet, said curve having a radius of 27480.22 feet and being subtended by a chord of 21.05 feet, at South 38 degrees 41 minutes 04 seconds West, to a point; South 38 degrees 39 minutes 45 seconds West, 200.00 feet to a 5/8" rebar found; North 51 degrees 20 minutes 15 seconds West, 15.00 feet to a 5/8" rebar found; South 38 degrees 39 minutes 11 seconds West, 24.18 feet to a point located on the Westerly side of Land Lot 348 of the 18th District, DeKalb County, Georgia and Easterly side of Land Lot 18 of the 17th District, Fulton County, Georgia; thence leaving said northerly right-of-way of Hammond Drive and continuing along said Land Lot Line, North 00 degrees 45 minutes 48 seconds East, 766.35 feet to a 1/2" rebar found; thence leaving said Land Lot Line, South 89 degrees 21 minutes 10 seconds East, 620.95 feet to a 5/8" rebar found; thence North 70 degrees 12 minutes 49 seconds East, 12.39 feet to a 5/8" rebar found on said westerly right-of-way of Perimeter Center Parkway (variable R/W); thence along said westerly right-of-way South 00 degrees 57 minutes 40 seconds East, 281.33 feet to a 5/8" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 6.999 acres.




Google Maps


Google Maps


TO HIGH STREET
PREMIUM APARTMENTS
HIGH STREET


SUGARCOAT
NO PARKING ANY TIME
Google Maps

PUBLIC PARTICIPATION REPORT

APPLICATION FOR ZONING MODIFICATION

High Street Development, LLC requests a Zoning Modification for various parcels that make up the High Street Development (the "Property") to modify a site plan included in the zoning conditions. In accordance with Section 27-306 of the Dunwoody Zoning Ordinance, High Street hosted a Public Information Meeting on Thursday, April 30, from 6:30 P.M. to 7:30 P.M. at 211 Perimeter Center Parkway, Dunwoody. The meeting was advertised by submitting a classified ad to The Dunwoody Crier (see attached). It also mailed approximately 35 postcards to owners of properties within 1,000 feet of the Property using a mailing list provided by Dunwoody Community Development (see a sample postcard and mailing list attached). The postcards were given to USPS on April 8, 2026. Two representatives from High Street attended to answer questions. Only one person attended the meeting, Bill Grossman, who also represented the Dunwoody Homeowners Association.

High Street outlined the details of the proposed site plan modification with a Powerpoint presentation that included a colored site plan and renderings. High Street explained the site plan modification would allow it to provide more options and flexibility to respond to a market demand for unique, high end retail and restaurant opportunities. The proposal was received favorably as it would replace multifamily with retail and restaurant uses. No issues were expressed regarding the surface parking as the proposed plan suggests it will be thoughtfully landscaped. The meeting ended at 7:30.

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
ANTHONY ANTHONY J	236 ALBEMARLE RD	CHARLESTON	SC	29407
CITY OF DUNWOODY	41 PERIMETER CTR E 250	DUNWOODY	GA	30346
CITY OF DUNWOODY	4800 Ashford dunwoody RD	ATLANTA	GA	30338
City of Dunwoody, ATTN: Madalyn Smith	4800 ASHFORD DUNWOODY RD	DUNWOODY	GA	30338
CORPORATE PROPERTIES TRUST II SPE LLC	8235 PRESTON RD STE 450	DALLAS	TX	75225
CTO21 AL OUTPARCEL LLC	1140 N WILLIAMSON BLVD STE 140	DAYTONA BEACH	FL	32114
DALTEX PERIMETER INCORPORATED	3715 NORTHSIDE PKWY	ATLANTA	GA	30327
DEKALB COUNTY	1300 COMMERCE DR	DECATUR	GA	30030
DEKALB COUNTY	1300 COMMERCE DR	DECATUR	GA	30030
DUNWOODY DEVELOPMENT AUTHORITY	41 PERIMETER CENTER E STE 250	DUNWOODY	GA	30346
DUNWOODY DEVELOPMENT AUTHORITY	4800 ASHFORD DUNWOODY RD	DUNWOODY	GA	30338
DUNWOODY DEVELOPMENT AUTHORITY	255 WASHINGTON ST STE 300	NEWTON	MA	2458
FLATS PERIMETER XIV LLC	10510 SPRINGBORO PIKE	MIAMISBURG	OH	45342
GEORGETOWN PERIMETER I LLC	500 PARK AVE FLOOR 10TH	NEW YORK	NY	10022
HIGBEE INVESTCO LLC	1600 CANTRELL RD	LITTLE ROCK	AR	72201
HS MASTER DEVELOPMENT LLC	215 HIGH ST	BOSTON	MA	2110
IC PERIMETER LLC	11150 SANTA MONICA BLVD STE 1680	LOS ANGELES	CA	90025
KDC PARK CENTER INVESTMENTS TWO LLC	8115 PRESTON RD STE 700	DALLAS	TX	75225
MARTA	2424 PIEDMONT RD NE	ATLANTA	GA	30324
METROPOLITAN ATLANTA RAPID TRANSIT	2424 PIEDMONT RD NE	ATLANTA	GA	30324
ML TERRACE LLC	PO BOX 450233	ATLANTA	GA	31145
PERIMETER ATLANTA SC LLC	500 N BROADWAY STE 201	JERICHO	NY	11753
PERIMETER MALL LLC	PO BOX 3487	CHICAGO	IL	60654
PERIMETER MALL LLC	6565 BRADY ST	DAVENPORT	IA	52806
PERIMETER MALL LLC	PO BOX 2229	SEATTLE	WA	98111
PERIMETER MALL LLC	222 MERCHANDISE MART PLZ PMB 3487	CHICAGO	IL	60654
PRADO PERIMETER CENTER LLC	3425 DULUTH PARK LN	DULUTH	GA	30096
PRADO PRIME LLC	3425 DULUTH PARK LN	DULUTH	GA	30096
SVC ABS LLC	255 WASHINGTON ST	NEWTON	MA	2458
SWANBLOSSOM INVESTMENT	1335 CANTON RD	MARIETTA	GA	30066
TKG PERIMETER SQUARE LLC	N STADIUM BLVD STE 201	COLUMBIA	MO	65203
VISION PRADO PERIMETER LLC	411 BROAD ST STE 401	CHATTANOOGA	TN	37402

WINDSOR AT CONVERGENCE 1051	P.O. BOX 4900	SCOTTSDALE	AZ	85261
WINDSOR AT CONVERGENCE 211 LLC	P.O. BOX 4900	SCOTTSDALE	AZ	85261
WINDSOR AT CONVERGENCE 219 LLC	P.O. BOX 4900	SCOTTSDALE	AZ	85261
WINDSOR AT CONVERGENCE 223 LLC	P.O. BOX 4900	SCOTTSDALE	AZ	85261

INFORMATION MEETING
REGARDING HIGH STREET

All owners of nearby residential property are invited to an informational meeting open to the public to discuss a zoning modification to revise the location of residential and commercial uses in High Street. The meeting will take place on Thursday, April 30, from 6:30 P.M. to 7:30 P.M. and will be at 211 Perimeter Center Parkway NE, Dunwoody, GA 30346. When you arrive, there will be signs directing you to the meeting room. If you are unable to attend but would like information, please contact The Galloway Law Group at laurel@glawgp.com or (404) 965-3669.

EXAMPLE

ANTHONY ANTHONY J
236 ALBEMARLE RD
CHARLESTON SC 29407

EXAMPLE

DUNWOODY
CRIER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION
April 17, 2026

PUBLISHER'S AFFIDAVIT

Laurel David
4062 Peachtree Ave, Suite A330
[redacted]

STATE OF GEORGIA
COUNTY OF FULTON-, GA

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Appen Media Group, Inc. publishers of the Dunwoody Crier, a printed newspaper published in Alpharetta, Georgia, in said county and state, and that the publication of which the annexed is a true copy, GID High Street, was published in said newspapers as provided by law on the following dates:
Apr. 16, 2026

in said county and state.

Anjana Bhadoriya
(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 04/17/2026

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF COMMUNITY MEETING
REGARDING HIGH STREET

Reason for meeting: to discuss a zoning modification to revise the location of residential and commercial uses in High Street

Location of Meeting: 211 Perimeter Center Parkway NE, Dunwoody, GA 30346

Date and Time: Thursday, April 30, from 6:30 P.M. to 7:30 P.M.

COMMUNITY MEETING SIGN-IN SHEET

Project:	High Street	**Date:**	April 30, 2026
Applicant:	High Street Development LLC	**Place:**	211 Perimeter Center Parkway

Name	Address	E-Mail / Phone
BILL GROSSMAN	5361 HIDDEN BRANCHES DRIVE	[redacted]

G|I|D
DEVELOPMENT

HIGH STREET UPDATE

AUGUST 11, 2026

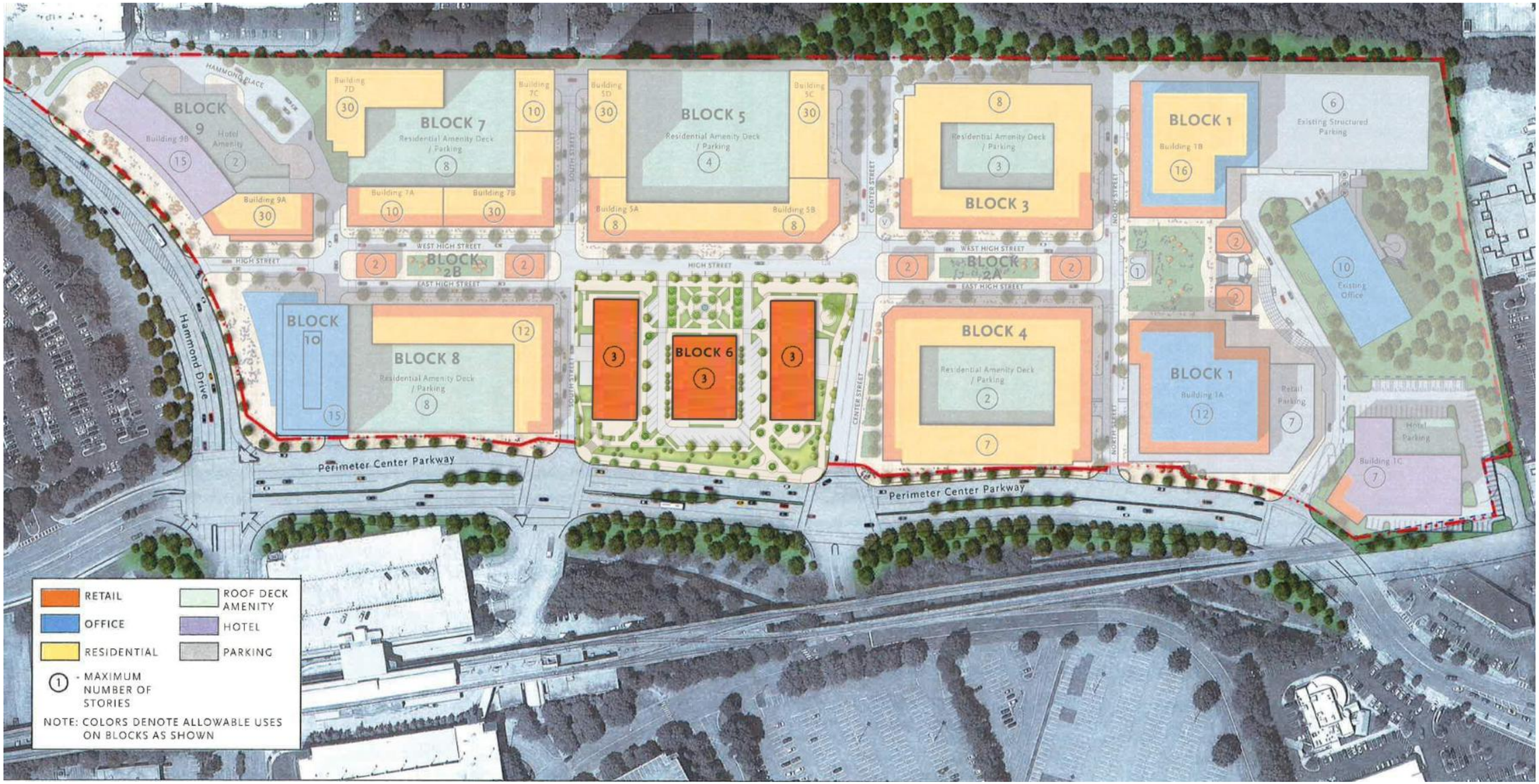
High Street – Phase 2

Current Approved Master Plan



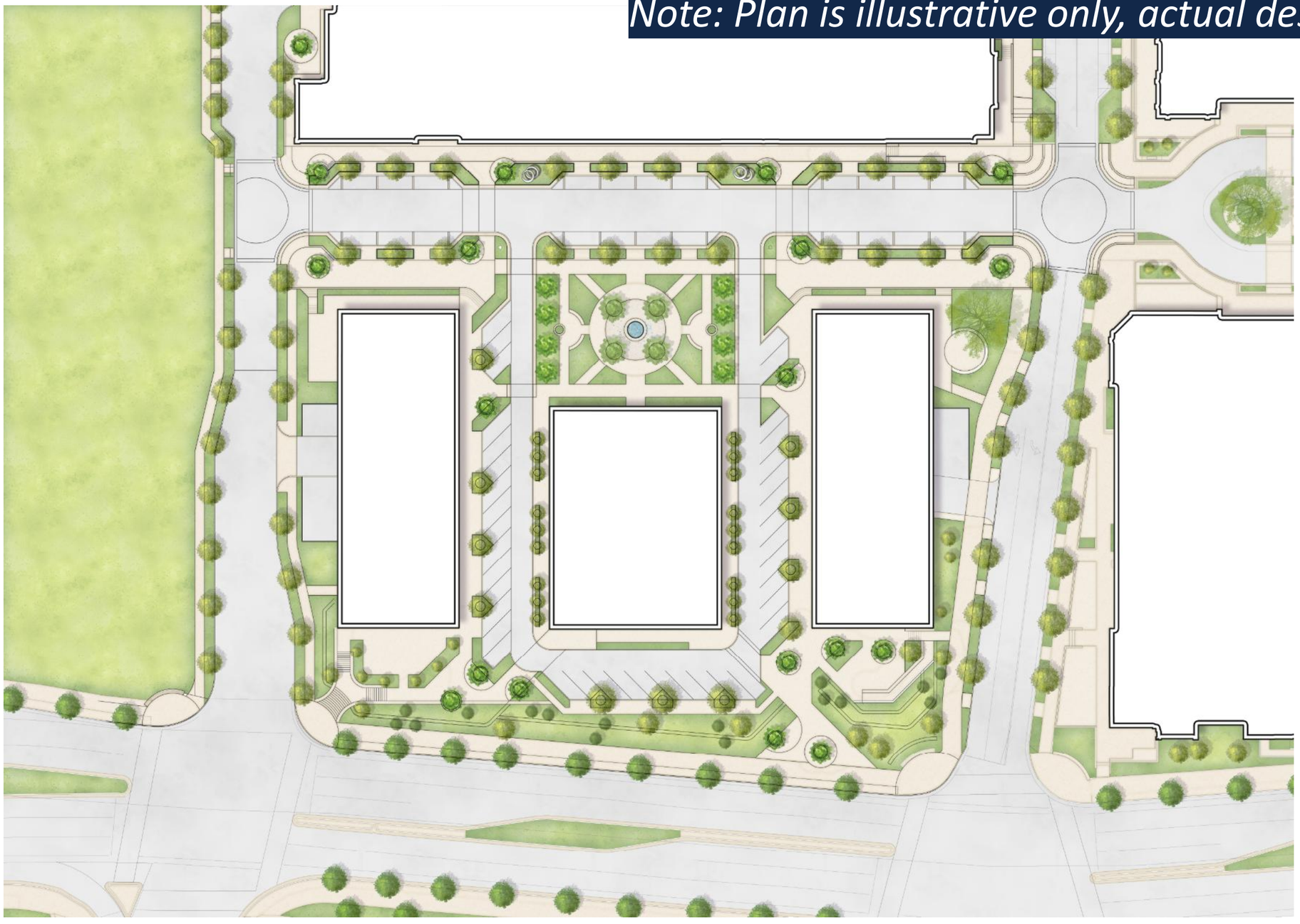
High Street – Phase 2

Proposed Change to Master Plan



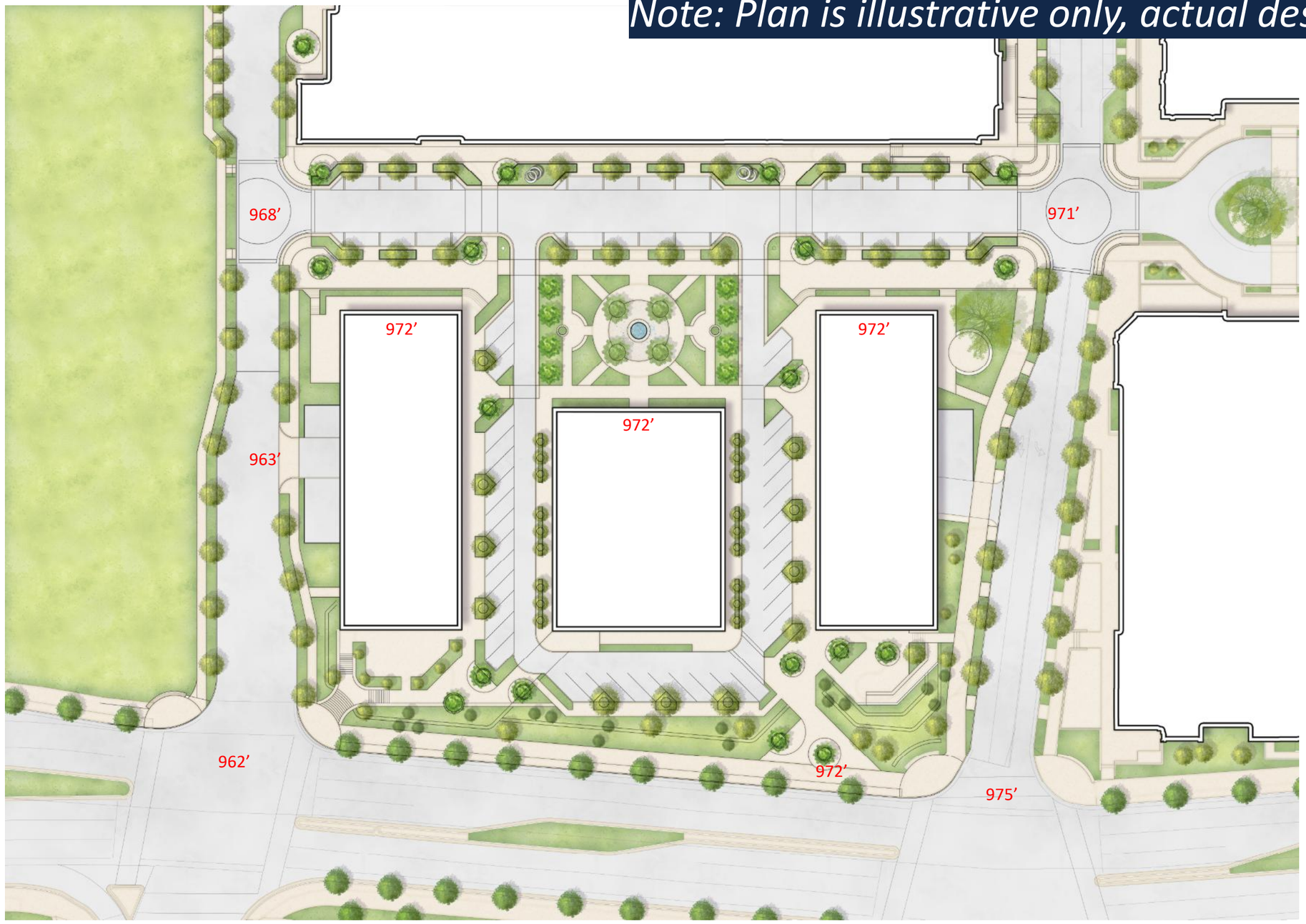
High Street – Phase 2

Note: Plan is illustrative only, actual design will vary.



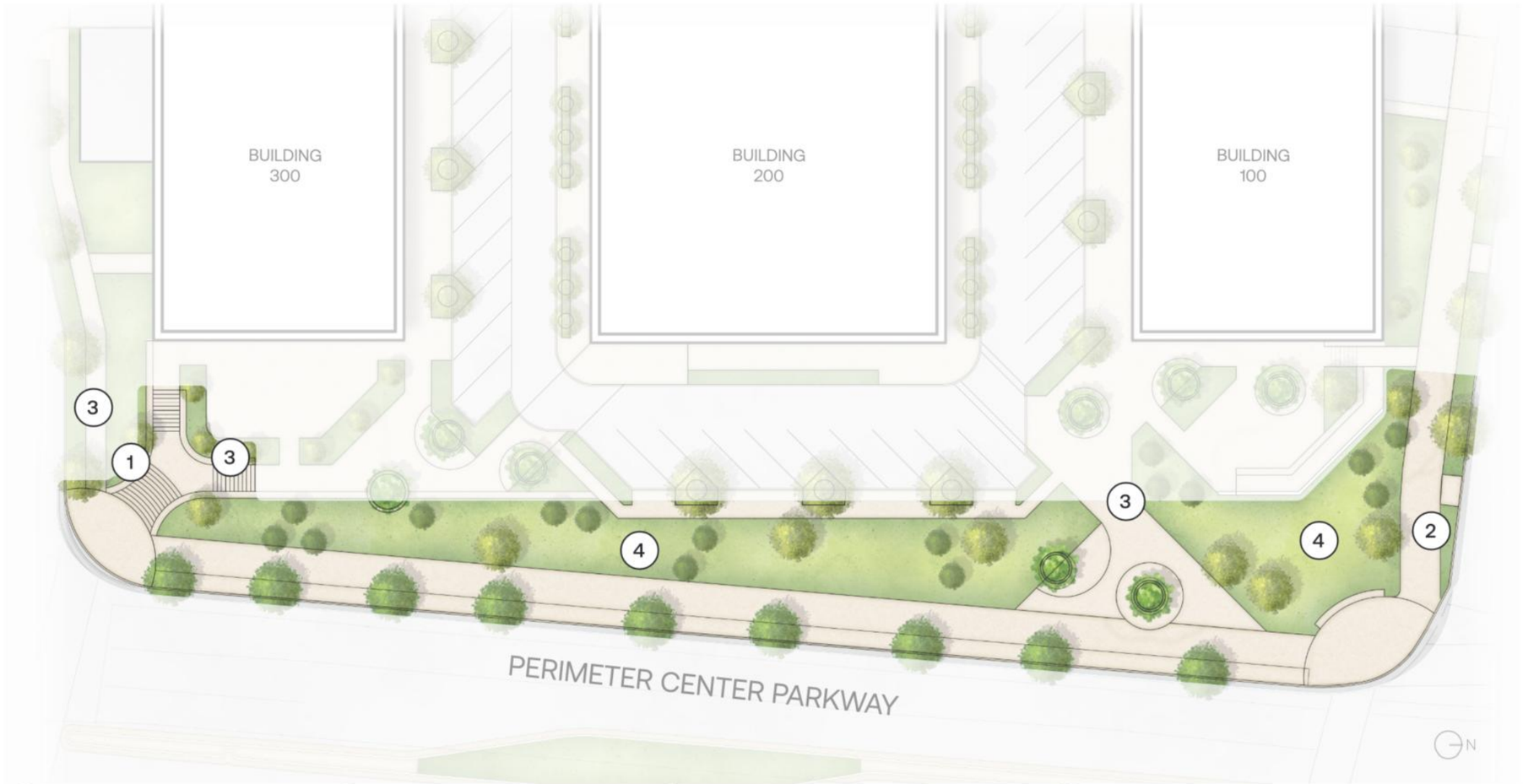
High Street – Phase 2

Note: Plan is illustrative only, actual design will vary.



High Street – Phase 2

Exhibit B



1 Signature Stair Entry
2 Multi-Use Pathway
3 Pedestrian Connection to PCP
4 Landscape Buffer

DETAILED PLAN - PEDESTRIAN ZONE

HIGH STREET BLOCK 6

0JB Studios
A Populous Company

DUNWOODY, GA
SCALE : NTS

High Street – Phase 2

Note: Renderings are illustrative only, actual design will vary.



High Street – Phase 2

Note: Renderings are illustrative only, actual design will vary.



High Street – Phase 2

Note: Renderings are illustrative only, actual design will vary.



High Street – Phase 2

Note: Renderings are illustrative only, actual design will vary.

High Street – Phase 2

Exhibit C



G|I|D

THANK YOU