

VARIANCE APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
 Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: _____ Date Received: _____

*** Type:**

Type of Request: Chapter 16-Streams Chapter 16-Other Chapter 20-Signs Chapter 27-Zoning
 Code section from which variance is sought: SEE SUMMARY ATTACHED
 Nature of Request: Requesting variances to develop an office building with ground floor commercial use.

*** Project:**

Name of Project / Subdivision: Nexus at Perimeter Zoning: C1
 Property Address / Location: Portions of 1134 Hammond Drive and 4400 Ashford Dunwoody Rd.
 District: 18 Land Lot: 348 Block: _____ Property ID: 18 348 01020
18 348 01006

*** Owner Information:**

Owner's Name: Perimeter Mall, LLC
 Owner's Address: 110 North Wacker Drive, Chicago IL 60606
 Phone: _____ Fax: _____ Email: _____

*** Applicant Information:** Check here if same as Property Owner

Contact Name: ~~PERIMETER MALL~~ TRANSWESTERN c/o Henry Spain
 Address: 3340 Peachtree Road, Suite 1000, Atlanta, GA 30326
 Phone: (404) 842-6572 Fax: (404) 842-6573 Email: henry.spain@transwestern.com

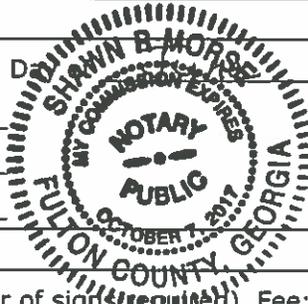
*** Terms & Conditions:**

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: [Signature]
 Applicant's Signature: [Signature] Date: June 2 2016

*** Notary:**

Sworn to and subscribed before me this 2 D _____, 2016
 Notary Public: Shawn R Morse
 Signature: Shawn R Morse
 My Commission Expires: 10/7/2017



*** Office Use:**

Application Fee Paid Sign Fee Paid (\$135 x number of signs required) Fee: \$ _____
 Payment: Cash Check CC Date: _____
 Approved Approved w/ Conditions Denied Date: _____

Property Owner(s) Notarized Certification



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The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

*** Property Owner (If Applicable):**

Owner Name: Perimeter Mall, LLC

Signature: By: [Signature] Date: 5/31/16

Address: 110 North Wacker Drive, Chicago IL 60606

Phone: 312-960-2822 Fax: _____ Email: _____

Sworn to and subscribed before me this 31st Day of May, 2016

Notary Public: [Signature]

OFFICIAL SEAL
KATYA R LEWANDOWSKA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/30/16

*** Property Owner (If Applicable):**

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

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

Notary Public: _____

*** Property Owner (If Applicable):**

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

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

Notary Public: _____

Campaign Disclosure Ordinance



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

*38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS (Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 - 2000 State of Georgia.

Hammond Drive Tree Summary Statement

This statement responds to a July 7, 2016 request from the City of Dunwoody regarding whether the trees along Hammond Drive abutting the subject property may be saved. Pursuant to discussions with the City of Dunwoody and the applicant's development team, it has been determined that the trees along Hammond Drive cannot be saved. The proposed Hammond Drive improvements, to include relocation of the existing curb-line, addition of a 6' landscape strip, 5' bike lane, and 8' sidewalk along with the construction of the proposed office tower, will result in the need for the 3 trees along the Hammond Drive frontage to be removed. The proximity of the proposed bike lanes, sidewalks and building to the tree trunk and root zone / drip line will not allow sufficient area to remain undisturbed and result in extensive damage to the root mass of the trees. The trees would likely die within a few months to a few years after the construction is complete as a result of damage to the trees root mass.

Campaign Disclosure Statement



41 Perimeter Center East | Dunwoody, GA 30346
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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? YES NO

[Handwritten Signature]

* Applicant / Owner: Perimeter Mall, LLC

Signature: _____ By: _____ Date: 5/31/16
 Address: 110 North Wacker Drive, Chicago, IL 60606

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

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Statement



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

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

*** Applicant / Owner:**

Signature: 	Date: <u>June 2 2016</u>
Address: <u>3340 Peachtree Road, Suite 1000, Atlanta, GA 30326</u>	

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

Date	Government Official	Official Position	Description	Amount

MALL LEGAL DESCRIPTION:

Parcel 1
Developer Property Tract One (I)
Perimeter Mall
DeKalb County, Georgia

All that certain tract or parcel of land lying and being in Land Lots 347 and 348, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at the point of intersection of the northerly right of way line of Hammond Drive (Variable R/W) and the westerly right of way line of Ashford Dunwoody Road (120 foot R/W); thence, leaving the aforesaid point of beginning and running with the aforesaid right of way line of Hammond Drive

1. South 89 degrees 23 minutes 47 seconds West, 487.22 feet; thence,
2. South 00 degrees 35 minutes 31 seconds East, 7.84 feet; thence,
3. South 89 degrees 24 minutes 30 seconds West, 314.70 feet; thence,
4. North 00 degrees 35 minutes 30 seconds West, 7.78 feet; thence,
5. South 89 degrees 23 minutes 47 seconds West, 471.70 feet; thence,
6. North 00 degrees 33 minutes 40 seconds West, 8.70 feet; thence,
7. North 89 degrees 38 minutes 25 seconds West, 135.44 feet; thence, leaving the aforesaid right of way line of Hammond Drive
8. North 06 degrees 51 minutes 13 seconds West, 324.16 feet; thence,
9. North 33 degrees 46 minutes 53 seconds West, 16.14 feet; thence,
10. North 06 degrees 51 minutes 04 seconds West, 17.00 feet; thence,
11. North 42 degrees 50 minutes 10 seconds East, 9.61 feet; thence,
12. North 06 degrees 51 minutes 04 seconds West, 306.06 feet; thence,
13. North 58 degrees 04 minutes 37 seconds West, 59.80 feet; thence,
14. South 83 degrees 05 minutes 16 seconds West, 101.01 feet; thence,
15. South 06 degrees 52 minutes 15 seconds East, 129.69 feet; thence,
16. South 82 degrees 47 minutes 07 seconds West, 19.98 feet; thence,
17. South 06 degrees 57 minutes 54 seconds East, 50.14 feet; thence,
18. North 81 degrees 07 minutes 27 seconds West, 69.66 feet to a point on the easterly right of way line of Perimeter Center Parkway (Variable R/W); thence, running with the aforesaid right of way line of Perimeter Center Parkway
19. 250.39 feet along the arc of a curve deflecting to the left and having a radius of 381.10 feet and a chord bearing and distance of North 03 degrees 41 minutes 55 seconds East 245.91 feet; thence,
20. North 15 degrees 07 minutes 25 seconds West, 101.88 feet; thence,
21. 110.60 feet along the arc of a curve deflecting to the right and having a radius of 871.97 feet and a chord bearing and distance of North 11 degrees 29 minutes 24 seconds West 110.52 feet; thence, leaving the aforesaid right of way line of Perimeter Center Parkway
22. North 78 degrees 47 minutes 02 seconds East, 184.68 feet; thence,
23. South 14 degrees 07 minutes 52 seconds East, 139.78 feet; thence,
24. North 75 degrees 05 minutes 44 seconds East, 83.02 feet; thence,
25. South 14 degrees 54 minutes 17 seconds East, 25.85 feet; thence,
26. North 68 degrees 45 minutes 52 seconds East, 108.12 feet; thence,
27. South 22 degrees 25 minutes 25 seconds East, 85.75 feet; thence,
28. North 63 degrees 32 minutes 24 seconds East, 249.89 feet; thence,
29. North 18 degrees 05 minutes 30 seconds East, 261.75 feet; thence,
30. South 71 degrees 33 minutes 09 seconds East, 31.06 feet; thence,
31. North 18 degrees 26 minutes 52 seconds East, 12.38 feet; thence,
32. North 63 degrees 07 minutes 10 seconds East, 91.30 feet; thence,
33. North 18 degrees 32 minutes 22 seconds East, 222.05 feet; thence,
34. North 01 degree 46 minutes 02 seconds West, 264.46 feet; thence,
35. South 71 degrees 34 minutes 09 seconds East, 208.95 feet; thence,
36. South 18 degrees 25 minutes 51 seconds West, 62.45 feet; thence,

37. South 41 degrees 34 minutes 09 seconds East, 74.90 feet; thence,
38. South 71 degrees 34 minutes 09 seconds East, 891.23 feet; thence,
39. South 20 degrees 54 minutes 51 seconds West, 95.17 feet; thence,
40. South 71 degrees 34 minutes 09 seconds East, 149.97 feet to a point on the westerly right of way line of Ashford Dunwoody Road (120 foot R/W); thence, running with the aforesaid right of way line of Ashford Dunwoody Road
41. South 20 degrees 54 minutes 21 seconds West, 770.99 feet; thence,
42. 288.40 feet along the arc of a curve deflecting to the left and having a radius of 1045.29 feet and a chord bearing and distance of South 13 degrees 00 minutes 00 seconds West 287.49 feet; thence,
43. South 04 degrees 28 minutes 40 seconds West, 67.38 feet; thence,
44. 33.15 feet along the arc of a curve deflecting to the right and having a radius of 39.68 feet and a chord bearing and distance of South 28 degrees 24 minutes 40 seconds West 32.20 feet to the point of beginning, containing 2,149,395 square feet or 49.3433 acres of land.

Less and Except from Tract One (I) above, the following four (4) tracts or parcels of land as follows:

(Less and Except No. 1) Nordstrom Parcel

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

To find the true point of beginning, commence at the point of intersection of the westerly right of way line of Ashford-Dunwoody Road (120 foot R/W) and the northerly right of way line of Hammond Drive (Variable R/W); thence, running with the aforesaid line of Hammond Drive South 89 degrees 23 minutes 47 seconds West, 487.22 feet to a point; thence South 00 degrees 35 minutes 31 seconds East, 7.84 feet to a point; thence South 89 degrees 24 minutes 30 seconds West, 314.70 feet to a point; thence North 00 degrees 35 minutes 30 seconds West, 7.78 feet to a point; thence South 89 degrees 23 minutes 47 seconds West, 126.73 feet to a point; thence, leaving the aforesaid line of Hammond Drive North 00 degrees 36 minutes 13 seconds West, 758.17 feet to the Point of Beginning; thence, leaving the aforesaid Point of Beginning

1. North 71 degrees 35 minutes 36 seconds West, 77.19 feet; thence,
2. North 26 degrees 35 minutes 36 seconds West, 123.63 feet; thence,
3. North 18 degrees 24 minutes 24 seconds East, 49.08 feet; thence,
4. North 71 degrees 35 minutes 36 seconds West, 5.01 feet; thence,
5. North 18 degrees 24 minutes 24 seconds East, 70.00 feet; thence,
6. South 71 degrees 35 minutes 36 seconds East, 5.01 feet; thence,
7. North 18 degrees 24 minutes 24 seconds East, 131.50 feet; thence,
8. South 71 degrees 35 minutes 36 seconds East, 168.49 feet; thence,
9. South 26 degrees 35 minutes 37 seconds East, 36.84 feet; thence,
10. South 71 degrees 35 minutes 36 seconds East, 81.33 feet; thence,
11. South 26 degrees 35 minutes 36 seconds East, 59.33 feet; thence,
12. South 18 degrees 26 minutes 09 seconds West, 18.27 feet; thence,
13. South 26 degrees 35 minutes 36 seconds East, 31.93 feet; thence,
14. South 63 degrees 24 minutes 21 seconds West, 44.58 feet; thence,
15. South 26 degrees 35 minutes 37 seconds East, 37.73 feet; thence,
16. South 63 degrees 24 minutes 23 seconds West, 49.98 feet; thence,
17. South 26 degrees 35 minutes 37 seconds East, 3.00 feet; thence,
18. South 63 degrees 24 minutes 23 seconds West, 86.00 feet; thence,
19. North 26 degrees 35 minutes 37 seconds West, 3.00 feet; thence,
20. South 63 degrees 24 minutes 23 seconds West, 105.77 feet to the Point of Beginning; containing 88,775 square feet or 2.0382 acres of land.

(Less and Except No. 2) Rich's Parcel

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

To find the True Point of Beginning, commence at the point of intersection of the northerly right of way line of Hammond Drive (Variable R/W) and the westerly right of way line of Ashford Dunwoody Road (120 foot R/W); thence, running with the aforesaid right of way line of Hammond Drive South 89 degrees 23 minutes 47 seconds West, 487.22 feet; thence, leaving the aforesaid right of way line of Hammond Drive North 00 degrees 35 minutes 30 seconds West, 127.16 feet to a point; thence North 09 degrees 56 minutes 36 seconds East, 87.51 feet to the True Point of Beginning; thence, leaving the aforesaid True Point of Beginning

1. North 71 degrees 27 minutes 36 seconds West, 347.84 feet; thence,
 2. North 18 degrees 25 minutes 51 seconds East, 599.97 feet; thence,
 3. South 71 degrees 34 minutes 09 seconds East, 347.83 feet; thence,
 4. South 18 degrees 25 minutes 51 seconds West, 600.63 feet to the Point of Beginning.
- Containing 208,804 square feet or 4.7935 acres of land.

(Less and Except No. 3) Rich's Accessory Property and Expansion Area

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

To find the True Point of Beginning, commence at the point of intersection of the northerly right of way line of Hammond Drive (Variable R/W) and the westerly right of way line of Ashford Dunwoody Road (120 foot R/W); thence, running with the aforesaid right of way line of Hammond Drive South 89 degrees 23 minutes 47 seconds West, 487.22 feet; thence, leaving the aforesaid right of way line of Hammond Drive North 00 degrees 35 minutes 30 seconds West, 47.16 feet to the True Point of Beginning; thence, leaving the aforesaid True Point of Beginning

1. South 89 degrees 24 minutes 30 seconds West, 314.70 feet; thence,
2. North 00 degrees 35 minutes 30 seconds West, 80.00 feet; thence,
3. North 89 degrees 24 minutes 30 seconds East, 314.70 feet; thence,
4. South 00 degrees 35 minutes 30 seconds East, 80.00 feet to the Point of Beginning, containing 25,176 square feet or .5780 acres of land.

(Less and Except No. 4) Marta Parcel

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

To find the True Point of Beginning, commence at the point of intersection of the northern right of way line of Hammond Drive (Variable R/W) and the western right of way line of Ashford-Dunwoody Road (120 foot R/W); thence, leaving the aforesaid Point of Beginning and running with the aforesaid right of way line of Hammond Drive South 89 degrees 23 minutes 47 seconds West, 487.22 feet; thence, South 00 degrees 35 minutes 31 seconds East, 7.84 feet; thence, South 89 degrees 24 minutes 30 seconds West, 314.70 feet; thence, North 00 degrees 35 minutes 30 seconds West, 7.78 feet; thence, South 89 degrees 23 minutes 47 seconds West, 471.70 feet; thence, North 00 degrees 33 minutes 40 seconds West, 8.70 feet; thence, North 89 degrees 38 minutes 25 seconds West, 28.34 feet to the True Point of Beginning; thence, leaving the aforesaid True Point of Beginning

1. North 89 degrees 38 minutes 25 seconds West, 107.10 feet; thence, leaving the aforesaid right of way line of Hammond Drive
2. North 06 degrees 51 minutes 13 seconds West, 324.16 feet; thence,
3. North 33 degrees 46 minutes 53 seconds West, 16.14 feet; thence,
4. North 06 degrees 51 minutes 04 seconds West, 17.00 feet; thence,
5. North 42 degrees 50 minutes 10 seconds East, 9.61 feet; thence,
6. North 06 degrees 51 minutes 04 seconds West, 297.92 feet; thence,

7. 10.72 feet along the arc of a curve deflecting to the right and having a radius of 18.59 feet and a chord bearing and distance of North 48 degrees 20 minutes 51 seconds East 10.57 feet; thence,
8. North 64 degrees 52 minutes 01 second East, 4.58 feet; thence,
9. South 25 degrees 08 minutes 02 seconds East, 84.49 feet; thence,
10. 81.24 feet along the arc of a curve deflecting to the left and having a radius of 504.00 feet and a chord bearing and distance of South 29 degrees 45 minutes 07 seconds East 81.15 feet; thence,
11. South 34 degrees 22 minutes 11 seconds East, 48.70 feet; thence,
12. 194.13 feet along the arc of a curve deflecting to the right and having a radius of 394.00 feet and a chord bearing and distance of South 26 degrees 09 minutes 46 seconds East 192.18 feet; thence,
13. 33.72 feet along the arc of a curve deflecting to the left and having a radius of 206.00 feet and a chord bearing and distance of South 16 degrees 44 minutes 15 seconds East 33.69 feet; thence,
14. South 20 degrees 09 minutes 58 seconds East, 15.54 feet; thence
15. 21.15 feet along the arc of a curve deflecting to the left and having a radius of 104.00 feet and a chord bearing and distance of South 25 degrees 43 minutes 59 seconds East 21.11 feet; thence,
16. 16.14 feet along the arc of a curve deflecting to the left and having a radius of 208.00 feet and a chord bearing and distance of South 33 degrees 46 minutes 54 seconds East 16.13 feet; thence,
17. 40.92 feet along the arc of a curve deflecting to the right and having a radius of 36.00 feet and a chord bearing and distance of South 03 degrees 26 minutes 37 seconds East 38.75 feet; thence,
18. 174.54 feet along the arc of a curve deflecting to the left and having a radius of 331.00 feet and a chord bearing and distance of South 14 degrees 00 minutes 36 seconds West 172.53 feet; thence,
19. 22.01 feet along the arc of a curve deflecting to the right and having a radius of 26.00 feet and a chord bearing and distance of South 23 degrees 09 minutes 25 seconds West 21.36 feet to the Point of Beginning.

Containing 78,831 square feet or 1.8097 acres of land.

Parcel 2

Tract Two (II) Developer Property Perimeter Mall DeKalb County, Georgia

Tract Two

All that certain tract or parcel of land lying and being in Land Lots 347 & 348, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at the point of intersection of the westerly right of way line of Ashford-Dunwoody Road (120 foot R/W) and the southerly right of way line of Perimeter Center West (Variable R/W) if rights of way were extended to intersect; thence, running with the aforesaid extended right of way line of Ashford-Dunwoody Road in a generally southerly direction 40.30 feet to a point on the existing westerly right of way line of Ashford Dunwoody Road and the True Point of Beginning; thence, leaving the aforesaid Point of Beginning and running with the aforesaid right of way line of Ashford Dunwoody Road

1. 357.60 feet along the arc of a curve deflecting to the right and having a radius of 1510.33 feet and a chord bearing and distance of South 14 degrees 07 minutes 22 seconds West 356.77 feet; thence,
2. South 20 degrees 54 minutes 21 seconds West, 250.00 feet to a point; thence leaving the aforesaid right of way line of Ashford Dunwoody Road; thence,
3. North 71 degrees 34 minutes 09 seconds West, 180.44 feet; thence,
4. 836.87 feet along the arc of a curve deflecting to the left and having a radius of 555.00 feet and a chord bearing and distance of North 28 degrees 22 minutes 09 seconds West 759.82 feet; thence,
5. North 70 degrees 13 minutes 11 seconds West, 42.68 feet; thence,
6. 224.15 feet along the arc of a curve deflecting to the left and having a radius of 713.51 feet and a chord bearing and distance of North 79 degrees 13 minutes 09 seconds west 223.23 feet; thence,
7. North 01 degree 46 minutes 51 seconds East, 55.00 feet to a point on the Southerly right-of-way line of Perimeter Center West (Variable R/W); thence running along the aforesaid right-of-way line of Perimeter Center West,
8. 241.43 feet along the arc of a curve deflecting to the right and having a radius of 768.51 feet and a chord bearing and distance of South 79 degrees 13 minutes 10 seconds East 240.44 feet; thence,
9. South 70 degrees 13 minutes 11 seconds East, 352.87 feet; thence,

10. 287.76 feet along the arc of a curve deflecting to the left and having a radius of 868.51 feet and a chord bearing and distance of South 79 degrees 42 minutes 41 seconds East 286.44 feet; thence,
11. South 89 degrees 12 minutes 11 seconds East, 80.95 feet; thence
12. 60.65 feet along the arc of a curve deflecting to the right and having a radius of 36.00 feet and a chord bearing and distance of South 40 degrees 55 minutes 54 seconds East 53.73 feet; to the Point of Beginning.
Containing 224,563 square feet or 5.1556 acres of land, more or less.

Tract Three (III) Developer Property
Perimeter Mall
DeKalb County, Georgia

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

To find the True Point of Beginning, commence at the point of intersection of the westerly right of way line of Ashford-Dunwoody Road (120 foot R/W) and the southerly right of way line of Perimeter Center West (variable R/W) if the rights of way were extended to intersect; thence running with the aforesaid extended right of way line of Perimeter Center West in a generally westerly direction 39.82 feet to a point on the existing southerly right of way line of Perimeter center West; thence, running with the aforesaid right of way line of Perimeter center West in a generally westerly direction 998.92 feet to the True Point of Beginning; thence, leaving the aforesaid the True Point of Beginning and right of way line of Perimeter center West

1. 602.95 feet along the arc of a curve deflecting to the left and having a radius of 470.87 feet and a chord bearing and distance of South 55 degrees 05 minutes 51 seconds West 562.59 feet; thence,
2. North 18 degrees 24 minutes 51 seconds East, 350.77 feet to a point on the southerly right-of-way line of Perimeter center West (Variable R/W); thence running with the aforesaid line of Perimeter Center West,
3. South 88 degrees 13 minutes 09 seconds East, 350.76 feet to the Point of Beginning.
Containing 23,209 square feet or 0.5328 acres of land, more or less.

Parcel 3
Macy Property
Perimeter Mall
DeKalb County, Georgia

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

To find the True Point of Beginning, commence at the point of intersection of the westerly right of way line of Ashford Dunwoody Road (120 foot R/W) and the southerly right of way line of Perimeter Center West (Variable R/W) if the rights of way were extended to intersect; thence, running with the aforesaid right of way line of Perimeter Center West in a generally westerly direction 1389.50 feet; thence, leaving the aforesaid right of way line of Perimeter Center West South 18 degrees 24 minutes 51 seconds West, 350.77 feet to the True Point of Beginning; thence, leaving the aforesaid True Point of Beginning
1. South 18 degrees 24 minutes 51 seconds West, 174.82 feet; thence,
2. South 71 degrees 34 minutes 09 seconds East, 61.00 feet; thence,
3. South 01 degree 46 minutes 02 seconds East, 264.46 feet; thence,
4. South 18 degrees 32 minutes 22 seconds West, 222.05 feet; thence,
5. South 63 degrees 07 minutes 10 seconds West, 91.30 feet; thence,
6. South 18 degrees 26 minutes 52 seconds West, 12.38 feet; thence,
7. North 71 degrees 33 minutes 09 seconds West, 31.06 feet; thence,
8. South 18 degrees 05 minutes 30 seconds West, 261.75 feet; thence,
9. South 63 degrees 32 minutes 24 seconds West, 249.89 feet; thence,

10. North 22 degrees 25 minutes 25 seconds West, 85.75 feet; thence,
11. South 68 degrees 45 minutes 52 seconds West, 108.12 feet; thence,
12. North 14 degrees 54 minutes 17 seconds West, 25.85 feet; thence,
13. South 75 degrees 05 minutes 44 seconds West, 83.02 feet; thence,
14. North 14 degrees 07 minutes 52 seconds West, 139.78 feet; thence,
15. South 78 degrees 47 minutes 02 seconds West, 184.68 feet to a point on the easterly right of way line of Perimeter center Parkway (Variable R/W); thence, running with the aforesaid right of way line of Perimeter Center Parkway
16. 67.04 feet along the arc of a curve deflecting to the right and having a radius of 871.97 feet and a chord bearing and distance of North 05 degrees 39 minutes 14 seconds West 67.02 feet; thence,
17. North 03 degrees 27 minutes 05 seconds West, 239.74 feet; thence,
18. 102.90 feet along the arc of a curve deflecting to the right and having a radius of 675.20 feet and a chord bearing and distance of North 00 degrees 54 minutes 53 seconds East 102.80 feet; thence,
19. North 05 degrees 16 minutes 50 seconds East, 237.90 feet; thence,
20. 300.82 feet along the arc of a curve deflecting to the right and having a radius of 317.10 feet and a chord bearing and distance of North 32 degrees 27 minutes 29 seconds East 289.67 feet; thence, leaving the aforesaid right of way line of Perimeter Center Parkway
21. South 14 degrees 59 minutes 00 seconds West, 250.94 feet; thence,
22. North 71 degrees 40 minutes 30 seconds East, 866.10 feet to the Point of Beginning, containing 709,107 square feet or 16.2789 acres of land, more or less.

Parcel 4
 Nordstrom property
 Perimeter Mall
 DeKalb County, Georgia

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

To find the True Point of Beginning, commence at the point of intersection of the westerly right of way line of Ashford-Dunwoody Road (120 foot R/W) and the northerly right of way line of Hammond Drive (Variable R/W); thence, running with the aforesaid line of Hammond Drive South 89 degrees 23 minutes 47 seconds West, 487.22 feet to a point; thence South 00 degrees 35 minutes 31 seconds East, 7.84 feet to a point; thence South 89 degrees 24 minutes 30 seconds West, 314.70 feet to a point; thence North 00 degrees 35 minutes 30 seconds West, 7.78 feet to a point; thence South 89 degrees 23 minutes 47 seconds West, 126.73 feet to a point; thence, leaving the aforesaid line of Hammond Drive North 00 degrees 36 minutes 13 seconds West, 758.17 feet to the Point of Beginning; thence, leaving the aforesaid Point of Beginning

1. North 71 degrees 35 minutes 36 seconds West, 77.19 feet; thence,
2. North 26 degrees 35 minutes 36 seconds West, 123.63 feet; thence,
3. North 18 degrees 24 minutes 24 seconds East, 49.08 feet; thence,
4. North 71 degrees 35 minutes 36 seconds West, 5.01 feet; thence,
5. North 18 degrees 24 minutes 24 seconds East, 70.00 feet; thence,
6. South 71 degrees 35 minutes 36 seconds East, 5.01 feet; thence,
7. North 18 degrees 24 minutes 24 seconds East, 131.50 feet; thence,
8. South 71 degrees 35 minutes 36 seconds East, 168.49 feet; thence,
9. South 26 degrees 35 minutes 37 seconds East, 36.84 feet; thence,
10. South 71 degrees 35 minutes 36 seconds East, 81.33 feet; thence,
11. South 26 degrees 35 minutes 36 seconds East, 59.33 feet; thence,
12. South 18 degrees 26 minutes 09 seconds West, 18.27 feet; thence,
13. South 26 degrees 35 minutes 36 seconds East, 31.93 feet; thence,
14. South 63 degrees 24 minutes 21 seconds West, 44.58 feet; thence,
15. South 26 degrees 35 minutes 37 seconds East, 37.73 feet; thence,
16. South 63 degrees 24 minutes 23 seconds West, 49.98 feet; thence,
17. South 26 degrees 35 minutes 37 seconds East, 3.00 feet; thence,

18. South 63 degrees 24 minutes 23 seconds West, 86.00 feet; thence,
19. North 26 degrees 35 minutes 37 seconds West, 3.00 feet; thence,
20. South 63 degrees 24 minutes 23 seconds West, 105.77 feet to the Point of Beginning; containing 88,775 square feet or 2.0382 acres of land.

Together With
Parcel 5
Tract I

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

To find the True Point of Beginning, commence at the point of intersection, if the rights of way were extended to intersect of the southerly right of way line of Perimeter Center West (Variable RW) and the westerly right of way line of Ashford-Dunwoody Road (Variable RW); thence, running with the aforesaid right of way line of Perimeter Center West in a generally westerly direction 1002.83 feet to the True Point of Beginning; thence leave the aforesaid Point of Beginning and the aforesaid right of way line of Perimeter Center West

1. South 01 degrees 46 minutes 51 seconds West, 55.00 feet; thence
2. 224.15 feet along the arc of a curve deflecting to the right and having a radius of 713.51 feet and a chord bearing and distance of South 79 degrees 13 minutes 09 seconds East 223.23 feet; thence,
3. South 70 degrees 13 minutes 11 seconds East, 42.68 feet; thence,
4. 469.44 feet along the arc of a curve deflecting to the right and having a radius of 555.00 feet and a chord bearing and distance of South 47 degrees 20 minutes 06 seconds East 455.57 feet; thence,
5. 47.30 feet along the arc of a curve deflecting to the left and having a radius of 78.00 feet and a chord bearing and distance of North 52 degrees 50 minutes 44 seconds West 46.56 feet; thence,
6. North 70 degrees 13 minutes 09 seconds West, 347.20 feet; thence,
7. 258.95 feet along the arc of a curve deflecting to the left and having a radius of 963.91 feet and a chord bearing and distance of North 77 degrees 54 minutes 55 seconds West 258.17 feet; thence,
8. North 86 degrees 13 minutes 09 seconds West, 114.74 feet; thence,
9. North 01 degree 46 minutes 50 seconds East, 22.00 feet; thence,
10. North 88 degrees 13 minutes 09 seconds West, 155.60 feet; thence,
11. North 01 degree 50 minutes 18 seconds East, 126.38 feet; thence,
12. 264.73 feet along the arc of a curve deflecting to the right and having a radius of 470.87 feet and a chord bearing and distance of North 75 degrees 40 minutes 30 seconds East 261.26 feet to a point on the aforesaid right of way line of Perimeter Center West; thence running with the aforesaid right of way line of Perimeter Center West
13. South 88 degrees 13 minutes 09 seconds East, 35.91 feet to the Point of Beginning, containing 140,921 square feet or 3.235 acres of land.

Together With
Tract II

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

To find the True Point of Beginning, commence at the point of intersection, if the rights of way were extended to intersect of the southerly right of way line of Perimeter Center West (Variable RW) and the westerly right of way line of Ashford-Dunwoody Road (120 foot RW); thence, running with the aforesaid right of way line of Perimeter Center West in a generally westerly direction 1002.83 feet to a point; thence leaving the aforesaid right of way line of Perimeter Center West South 01 degree 46 minutes 51 seconds West, 55.00 feet; thence 224.15 feet along the arc of a curve deflecting to the right and having a radius of 713.51 feet and a chord bearing and distance of South 79 degrees 13 minutes 09 seconds East 223.23 feet; thence, South 70 degrees 13 minutes 11 seconds East, 42.68 feet; thence, 469.44 feet along the arc of a curve deflecting to the right and having a radius of 555.00 feet and a chord bearing and distance of

South 47 degrees 20 minutes 06 seconds East 455.67 feet; thence, 39.11 feet along the arc of a curve deflecting to the right and having a radius of 78.00 feet and a chord bearing and distance of South 21 degrees 06 minutes 34 seconds East 38.70 feet to the True Point of Beginning; thence, leaving the aforesaid True Point of Beginning

1. 207.90 feet along the arc of a curve deflecting to the right and having a radius of 555.00 feet and a chord bearing and distance of South 08 degrees 22 minutes 33 seconds East 206.68 feet; thence,
2. North 08 degrees 22 minutes 33 seconds West, 206.68 feet to the Point of Beginning, containing 1339 square feet or 0.031 acres of land.

Together With
Tract III

All that certain tract or parcel of land lying and being in Land Lots 347 and 348, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at the point of intersection of the westerly right of way line of Ashford Dunwoody Road (120 foot R/W) and the southerly right of way line of Perimeter Center West (Variable R/W) if the rights of way were extended to intersect; thence, running with the aforesaid right of way line of Ashford Dunwoody Road in a generally southerly direction 647.90 feet to the True Point of Beginning; thence, leaving the aforesaid Point of Beginning and running with the aforesaid right of way line of Ashford Dunwoody Road

1. South 20 degrees 54 minutes 21 seconds West, 287.52 feet; thence, leaving the aforesaid right of way line of Ashford Dunwoody Road
2. North 71 degrees 34 minutes 09 seconds West, 149.97 feet; thence,
3. North 20 degrees 54 minutes 51 seconds East, 95.17 feet; thence,
4. North 71 degrees 34 minutes 09 seconds West, 340.54 feet; thence,
5. North 18 degrees 31 minutes 18 seconds East, 196.95 feet; thence,
6. South 71 degrees 27 minutes 36 seconds East, 27.80 feet; thence,
7. South 18 degrees 32 minutes 24 seconds West, 60.00 feet; thence,
8. South 71 degrees 27 minutes 36 seconds East, 292.98 feet; thence,
9. North 15 degrees 44 minutes 37 seconds East, 55.89 feet; thence,
10. South 71 degrees 34 minutes 09 seconds East, 180.44 feet to the Point of Beginning, containing 93,218 square feet or 2.1400 acres of land.

Together With

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

To find the True Point of Beginning, commence at the point of intersection of the westerly right of way line of Ashford Dunwoody Road (120 foot R/W) and the southerly right of way line of Perimeter Center West (Variable R/W) if the rights of way were extended to intersect; thence, running with the aforesaid right of way line of Perimeter Center West in a generally westerly direction 1389.50 feet; thence, leaving the aforesaid right of way line of Perimeter Center West South 16 degrees 24 minutes 51 seconds West, 350.77 feet to the True Point of Beginning; thence, leaving the aforesaid True Point of Beginning

1. 302.78 feet along the arc of a curve deflecting to the right and having a radius of 470.87 feet and a chord bearing and distance of North 36 degrees 50 minutes 06 seconds East 297.59 feet; thence,
2. South 01 degrees 50 minutes 18 seconds West, 123.68 feet; thence,
3. South 22 degrees 02 minutes 17 seconds East, 45.43 feet; thence,
4. South 18 degrees 32 minutes 25 seconds West, 35.69 feet; thence,
5. South 71 degrees 27 minutes 35 seconds East, 60.00 feet; thence,
6. South 18 degrees 32 minutes 25 seconds West, 111.29 feet; thence,
7. South 71 degrees 29 minutes 53 seconds East, 30.85 feet; thence,

8. South 18 degrees 32 minutes 25 seconds West, 92.61 feet; thence,
9. South 71 degrees 27 minutes 35 seconds East, 69.78 feet; thence,
10. South 18 degrees 39 minutes 17 seconds West, 103.95 feet; thence,
11. 14.32 feet along the arc of a curve deflecting to the left and having a radius of 15.00 feet and a chord bearing and distance of South 11 degrees 23 minutes 26 seconds East 13.78 feet; thence,
12. South 42 degrees 01 minutes 06 seconds East, 78.08 feet; thence,
13. 13.21 feet along the arc of a curve deflecting to the right and having a radius of 15.00 feet and a chord bearing and distance of South 22 degrees 10 minutes 32 seconds East 12.79 feet; thence
14. North 71 degrees 34 minutes 09 seconds West, 66.76 feet; thence,
15. North 41 degrees 34 minutes 09 seconds West, 74.90 feet; thence,
16. North 18 degrees 25 minutes 51 seconds East, 62.45 feet; thence,
17. North 71 degrees 34 minutes 09 seconds West, 269.95 feet; thence,
18. North 18 degrees 24 minutes 51 seconds East, 174.82 feet to the Point of Beginning, containing 89,376 square feet or 2.0518 acres of land.

Less and Except
Penney Access Parcel

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

To find the True Point of Beginning, commence at the point of intersection of the westerly right of way line of Ashford Dunwoody Road (120 foot R/W) and the southerly right of way line of Perimeter Center West (Variable R/W) if the rights of way were extended to intersect; thence, running with the aforesaid right of way line of Perimeter Center West in a generally westerly direction 1038.74 feet to an iron pin found; thence, North 88 degrees 13 minutes 09 seconds West, 250.93 feet to the True Point of Beginning; thence, leaving the aforesaid True Point of Beginning and right of way line of Perimeter Center West

1. South 01 degrees 50 minutes 18 seconds West, 72.48 feet; thence,
2. 35.44 feet along the arc of a curve deflecting to the left and having a radius of 470.87 feet and a chord bearing and distance of South 57 degrees 24 minutes 38 seconds West 35.43 feet; thence,
3. North 01 degrees 50 minutes 18 seconds East, 92.48 feet to a point on the southerly right of way line of Perimeter center West (Variable R/W); thence running with the aforesaid right of way line of Perimeter Center West;
4. South 88 degrees 13 minutes 09 seconds East, 29.22 feet to the Point of Beginning.

Containing 2,410 square feet or 0.0553 acres of land.

Said property is shown on that certain survey entitled "ALTA/ACSM Land Title Survey for The Northwestern Mutual Life Insurance Company, New York Life Insurance Company, Chicago Title Insurance Company, Perimeter Mall, Inc., HRE Perimeter, Inc.", prepared by Greenhorne & O'Mara, Inc., bearing the seal and certification of Julian D. Grace, Georgia Registered Land Surveyor Number 2679, dated November 27, 2001, last revised November __, 2001.

Less and Except
Transwestern Development Tract

Being all that tract or parcel of land lying and being in Land Lot 348 of the 18th District, City of Dunwoody, Dekalb County, Georgia and being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way line of Perimeter Center Parkway (having a variable width right-of-way) and the northerly right-of-way line of Hammond Drive (having a variable width right-of-way); thence, leaving the aforesaid right-of-way line of Perimeter Center Parkway and running with the said right-of-way line of Hammond Drive South 40° 23' 32" East, 12.81 feet; thence, North 47° 54' 09" East, 15.61 feet to a concrete monument found; thence, South 40° 26' 52" East, 12.96 feet; thence, South 43° 16' 03" West, 14.14 feet; thence, South 42° 28' 39" East, 33.02 feet; thence,

South 67° 05' 52" East, 16.35 feet; thence, North 82° 49' 09" East, 30.20 feet; thence, North 89° 28' 25" East, 190.00 feet; thence, South 00° 31' 35" East, 5.89 feet; thence, North 89° 00' 40" East, 96.11 feet to a PK Nail Found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and leaving the aforesaid right-of-way line of Hammond Drive and running with property now or formerly owned by Metropolitan Atlanta Rapid Transit Authority per Deed Book 8898, Page 643 as recorded among the Land Records of Dekalb County, Georgia

1. North 06° 53' 43" West, 309.97 feet to a point; thence,
2. North 06° 53' 44" West, 14.22 feet to a point; thence,
3. North 33° 49' 24" West, 16.14 feet to a point; thence,
4. North 06° 53' 35" West, 17.00 feet to a point; thence,
5. North 42° 47' 39" East, 9.61 feet to a point; thence,
6. North 06° 53' 35" West, 297.91 feet to a point; thence, leaving the aforesaid property of Metropolitan Atlanta Transit Authority
7. 10.72 feet along the arc of a curve deflecting to the right, having a radius of 18.59 feet and a chord bearing and distance of North 48° 18' 20" East, 10.57 feet to a point; thence,
8. North 64° 49' 30" East, 4.58 feet to a point; thence,
9. South 25° 10' 33" East, 84.49 feet to a point; thence,
10. 81.24 feet along the arc of a curve deflecting to the left, having a radius of 504.00 feet and a chord bearing and distance of South 29° 47' 38" East, 81.15 feet to a point; thence,
11. South 34° 24' 42" East, 48.70 feet to a point; thence,
12. 191.00 feet along the arc of a curve deflecting to the right, having a radius of 394.00 feet and a chord bearing and distance of South 26° 25' 56" East, 189.14 feet to a point; thence,
13. 84.50 feet along the arc of a curve deflecting to the right, having a radius of 470.88 feet and a chord bearing and distance of South 08° 33' 02" East, 84.39 feet to a point; thence,
14. North 89° 57' 29" East, 115.29 feet to a point; thence,
15. South 26° 52' 41" East, 15.72 feet to a point; thence,
16. North 89° 57' 29" East, 26.03 feet to a point; thence,
17. North 63° 18' 46" East, 260.79 feet to a point; thence,
18. South 25° 48' 44" East, 7.13 feet to a point; thence,
19. 13.27 feet along the arc of a curve deflecting to the right, having a radius of 60.28 feet and a chord bearing and distance of South 06° 50' 50" East, 13.25 feet to a point; thence,
20. South 00° 03' 37" West, 129.35 feet to a point; thence,
21. South 03° 34' 32" East, 74.38 feet to a point; thence,
22. South 00° 59' 04" East, 54.11 feet to a point; thence,
23. South 00° 39' 20" East, 43.35 feet to a point; thence,
24. 12.32 feet along the arc of a curve deflecting to the right, having a radius of 29.59 feet and a chord bearing and distance of South 16° 39' 31" West, 12.23 feet to a point on the aforesaid right-of-way line of Hammond Drive; thence, running with the said right-of-way line of Hammond Drive
25. South 89° 21' 16" West, 386.43 feet to a point; thence,
26. North 00° 36' 11" West, 8.70 feet to a point; thence,
27. North 89° 41' 31" West, 135.44 feet to the POINT OF BEGINNING, containing 179,006 square feet or 4.1094 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

PROPERTY DESCRIPTION
Nexus Perimeter Project- Transwestern Site

Being all that tract or parcel of land lying and being in Land Lot 348 of the 18th District, City of Dunwoody, Dekalb County, Georgia and being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way line of Perimeter Center Parkway (having a variable width right-of-way) and the northerly right-of-way line of Hammond Drive (having a variable width right-of-way); thence, leaving the aforesaid right-of-way line of Perimeter Center Parkway and running with the said right-of-way line of Hammond Drive South 40° 23' 32" East, 12.81 feet; thence, North 47° 54' 09" East, 15.61 feet to a concrete monument found; thence, South 40° 26' 52" East, 12.96 feet; thence, South 43° 16' 03" West, 14.14 feet; thence, South 42° 28' 39" East, 33.02 feet; thence, South 67° 05' 52" East, 16.35 feet; thence, North 82° 49' 09" East, 30.20 feet; thence, North 89° 28' 25" East, 190.00 feet; thence, South 00° 31' 35" East, 5.89 feet; thence, North 89° 00' 40" East, 96.11 feet to a PK Nail Found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and leaving the aforesaid right-of-way line of Hammond Drive and running with property now or formerly owned by Metropolitan Atlanta Rapid Transit Authority per Deed Book 8898, Page 643 as recorded among the Land Records of Dekalb County, Georgia

1. North 06° 53' 43" West, 309.97 feet to a point; thence,
2. North 06° 53' 44" West, 14.22 feet to a point; thence,
3. North 33° 49' 24" West, 16.14 feet to a point; thence,
4. North 06° 53' 35" West, 17.00 feet to a point; thence,
5. North 42° 47' 39" East, 9.61 feet to a point; thence,
6. North 06° 53' 35" West, 297.91 feet to a point; thence, leaving the aforesaid property of Metropolitan Atlanta Transit Authority
7. 10.72 feet along the arc of a curve deflecting to the right, having a radius of 18.59 feet and a chord bearing and distance of North 48° 18' 20" East, 10.57 feet to a point; thence,
8. North 64° 49' 30" East, 4.58 feet to a point; thence,
9. South 25° 10' 33" East, 84.49 feet to a point; thence,
10. 81.24 feet along the arc of a curve deflecting to the left, having a radius of 504.00 feet and a chord bearing and distance of South 29° 47' 38" East, 81.15 feet to a point; thence,
11. South 34° 24' 42" East, 48.70 feet to a point; thence,
12. 191.00 feet along the arc of a curve deflecting to the right, having a radius of 394.00 feet and a chord bearing and distance of South 26° 25' 56" East, 189.14 feet to a point; thence,
13. 84.50 feet along the arc of a curve deflecting to the right, having a radius of 470.88 feet and a chord bearing and distance of South 08° 33' 02" East, 84.39 feet to a point; thence,
14. North 89° 57' 29" East, 115.29 feet to a point; thence,
15. South 26° 52' 41" East, 15.72 feet to a point; thence,
16. North 89° 57' 29" East, 26.03 feet to a point; thence,
17. North 63° 18' 46" East, 260.79 feet to a point; thence,
18. South 25° 48' 44" East, 7.13 feet to a point; thence,
19. 13.27 feet along the arc of a curve deflecting to the right, having a radius of 60.28 feet and a chord bearing and distance of South 06° 50' 50" East, 13.25 feet to a point; thence,
20. South 00° 03' 37" West, 129.35 feet to a point; thence,
21. South 03° 34' 32" East, 74.38 feet to a point; thence,
22. South 00° 59' 04" East, 54.11 feet to a point; thence,
23. South 00° 39' 20" East, 43.35 feet to a point; thence,

24. 12.32 feet along the arc of a curve deflecting to the right, having a radius of 29.59 feet and a chord bearing and distance of South 16° 39' 31" West, 12.23 feet to a point on the aforesaid right-of-way line of Hammond Drive; thence, running with the said right-of-way line of Hammond Drive
25. South 89° 21' 16" West, 386.43 feet to a point; thence,
26. North 00° 36' 11" West, 8.70 feet to a point; thence,
27. North 89° 41' 31" West, 135.44 feet to the POINT OF BEGINNING, containing 179,006 square feet or 4.1094 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.



Jessica L. Hill
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

July 20, 2016

VIA EMAIL AND FEDERAL EXPRESS

John Olson, AICP
City Planner, City of Dunwoody
41 Perimeter Center East, Suite 250
Dunwoody, GA 30346

Re: Amendment to ZBA-16-091 – 1134 Hammond Drive Variance Applications

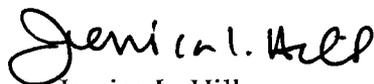
Dear John:

Pursuant to your amendment request dated July 7, 2016, enclosed are the following items in connection with the above captioned variance application:

1. Revised letters of intent for the Development Tract and the Mall Tract; and
2. Tree summary indicating why the street trees along Hammond Drive cannot be saved adjacent to the Development Tract.

The requested updated site variance diagram will be provided tomorrow via separate cover letter, together with the requested fees and also updated site plans. The site plans have been updated to reflect input from the mall owner regarding retention of the existing four lane private driveway configuration. Please amend the application with the enclosed materials and contact me with any questions regarding the amendment.

Very truly yours,


Jessica L. Hill

cc: Trent Germano
Henry Spain

Letter of Intent for Zoning Variances (Chapter 27):

DEVELOPMENT TRACT

The applicant proposes to redevelop a portion of the existing Perimeter Mall surface parking lot along Hammond Drive with a 20 story office building with ground floor commercial use. To do so, a development parcel will be subdivided from the balance of the Mall property. The development will utilize the existing MARTA parking deck on the east side of the MARTA station to accommodate a portion of the parking for the new building. MARTA will continue to utilize the parking deck on the western side of the station for their parking needs. The development will have an elevated pedestrian connection between the proposed office building, the existing MARTA deck and the station. The development also proposes a covered pedestrian connection at grade between the rear of the proposed office building and the existing Mall parking deck to provide a covered pedestrian connection between the office building and the Mall.

The 140 surface parking spaces for the Mall being displaced by the new office building will be accommodated in the existing MARTA deck with the balance of the 600 space deck being available for the use by the office building. The new office building will also have a parking deck within the building that accommodates additional parking spaces.

The proposal contemplates the right of way dedication and proposed improvements along Hammond Drive, which will impact the front yard setback. Further, the proposal also considers the pending Perimeter Center Overlay in the project design.

This application pertains to the development parcel, which includes the existing MARTA parking deck, the proposed office building and driveways. The property is zoned C-1 and is pending inclusion in the new Perimeter Center Overlay. To subdivide the property and develop a new office building with ground floor commercial use on this tract, the following variances are requested as depicted on the site variance diagram included in this application:

1. Section 27-73 to encroach into the front yard setback for the construction of a 20 story building and an existing 600-car garage;
2. Section 27-73 to encroach into the interior side yard setback for the construction of a 20 story building;
3. Section 27-73 to encroach into the rear yard setback for the construction of a 20 story building; and
4. Section 27-53 to encroach into the interior side yard setback for an existing 600-car parking garage.

The proposal includes encroachments into the setbacks of varying degrees. For example, the proposed office building is located 12' from the property line along Hammond Drive, however, the existing MARTA parking deck is located 38' from the proposed property line on Hammond Drive. The proposed office building is 6' from the proposed rear lot line, however, the covered walkway to connect the office building to the adjacent mall deck necessitates a 0' setback. The variance requests reflect the most significant encroachments into the setback and have been

rounded down to the nearest foot. Enclosed herein is a variance diagram that identifies the various encroachments into the setbacks.

- 1) By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this Chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district;

The subject property is unique in that it is, and has been since the 1980s, an underutilized surface parking area for Perimeter Mall. Although the applicant's subdivision of the lot for development does necessitate some of the variances requested, the alternative would be to retain the existing, typically vacant, surface parking lot. The existing surface parking area is very narrow and small for a commercial development of multiple stories, which limits the ability to redevelop. Development is further limited by the proposed Hammond Drive improvements which will necessitate the dedication of right of way, making the parcel more narrow. In addition, the existing condition is contrary to the urbanization of the immediate area and the intent of the pending Perimeter Center Overlay district for the area to transform the area into a pedestrian friendly, livable center.

- 2) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located;

The applicant has designed the project to be consistent with the pending Perimeter Center Overlay proposal and principles. The front yard setback reduction requested will enable the development to be closer to the street and activate the pedestrian experience. The existing MARTA parking deck is not moving, however, it is currently out of compliance with the required 50' setback and will become less compliant with the right of way dedication for the Hammond Drive improvements. The proposal will meet the proposed Perimeter Center Overlay recommendations for the streetscape along Hammond Drive and the right of way acquisition proposed in connection with the scheduled Hammond Drive improvements. The side and rear yard setback variances requested are to fit the project within the existing built environment of Perimeter Mall. The variances requested are the minimum relief necessary and do not grant a special privilege inconsistent with the limitations on other properties in C-1.

- 3) The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located;

Consistent with the recent trend of redevelopment of surface parking areas in and around existing malls, the applicant's proposal replaces an existing underutilized surface parking lot with a vibrant office building with ground floor commercial use. Similar infill development has occurred recently around Phipps Plaza in Buckhead and around previously suburban malls across the United States. The reduction in the front yard setback will cause the new development to activate the streetscape and encourage pedestrian activity along the frontage

of Hammond Drive. The variances for the side and rear yard setbacks will enable the development to fit within the existing Mall built environment, which the Mall supports as evidenced by their consent to this application. The public welfare and the property and improvements in the C-1 district will not be adversely impacted by this proposal.

- 4) The literal interpretation and strict application of the applicable provisions or requirements of this Chapter would cause undue and unnecessary hardship;

The area available for redevelopment is constrained by the existing mall parking garage and the existing vehicular circulation and traffic signal providing access from Hammond Drive. The front yard setback variance will enable a development more consistent with the urban principles of development and design goals for this immediate area. The side and rear setback reductions are impactful only on the Mall owner, who is a party to this variance application. Generally, strict application of the zoning ordinance would create an undue and unnecessary hardship on this development.

- 5) The requested variance would be consistent with the spirit and purpose of this Chapter and the City of Dunwoody Comprehensive Plan text; and

The property is located in the Perimeter Center character area pursuant to the Comprehensive Plan adopted in 2015. This area is envisioned to be a “visitor friendly ‘livable’ regional center with first-class office, retail, entertainment, hotels and high-end restaurants in a pedestrian and bicycle oriented environment” Within the Perimeter Center character area, this site is within the PC-1 district which is proposed for the highest intensity of buildings, high level of employment uses and active ground story uses and design that support pedestrian mobility. Action items within this character area include “reduce surface parking and promote livable centers in the immediate areas surrounding MARTA station.” The current surface parking lot is not consistent with the Comprehensive Plan text. The variances requested are necessary to accommodate a development that is consistent with the Comprehensive Plan.

- 6) How although economic considerations may be taken into consideration as a hardship, they are not, of themselves, be the sole criteria upon which the applicant seeks this variance.

The redevelopment of the existing surface parking lot with a new building will have a beneficial economic impact on the immediate area through job creation, permitting fees, improvements and other economic considerations. Denial of the variances would not create an economic hardship on the proposed development, it would preclude it.

Letter of Intent for Zoning Variances (Chapter 27):

MALL TRACT

The applicant proposes to redevelop a portion of the existing Perimeter Mall surface parking lot along Hammond Drive with a 20 story office building with ground floor commercial use. To do so, a parcel will be subdivided from the balance of the Mall property. The subdivided parcel will include the existing MARTA parking deck on the east side of the station, an existing surface parking area and driveways. The development proposal will utilize the existing MARTA parking deck to accommodate a portion of the parking for the new office building. MARTA will continue to utilize the parking deck on the western side of the station for their parking needs. The development will have an elevated pedestrian connection between the proposed office building, the existing MARTA deck and the station. The development also proposes a covered pedestrian connection at grade between the rear of the proposed office building and the existing Mall parking deck to provide a covered pedestrian connection between the office building and the Mall.

This application pertains to the Mall parcel. No new improvements are being proposed on the Mall parcel aside from an at grade, covered pedestrian connection between the office building and the existing Mall deck which impacts the side yard setback on the Mall parcel. In addition, the lot line for the new office building parcel will impact the side yard setback due to the proximity to the location of the existing Mall parking deck to remain. The property is zoned C-1 and is pending inclusion in the new Perimeter Center Overlay.

To accommodate the proposed pedestrian connection to the existing Mall at the rear of the new office building and to allow the proposed subdivision, a variance from Section 27-73 to reduce the required side, interior setback from 20' to 0' shall be required. The existing Mall parking deck shall be located at least 10' from the proposed subdivision line.

- 1) By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this Chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district;

Although the applicant's subdivision of the lot for development does necessitate the setback variances requested, the variance is necessary to redevelop an adjacent underutilized surface parking area. If the development was able to continue to be a part of the Mall parcel, the variances would not be necessary. The parcel is being subdivided to enable the applicant to own and develop the new office building improvements with ground floor commercial. The improvements will be coordinated with the Mall owner and there will be shared access and other property agreements to coordinate the proposed development with the existing Mall development. Effectively the parcels will be one coordinated development. Given the consent of both parties impacted by the variance, denial of the variance would deprive the property owner of rights and privileges enjoyed by other property owners in the C-1 district that may be able to develop without subdivision.

- 2) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located;

The only new improvement proposed on the subject property pursuant to this variance application is an at grade, covered pedestrian connection to connect the new proposed office building to the existing Mall improvements. This connection requires a 0' setback due to the connection of the improvements to adjacent property. As discussed above, the new division line also contributes to the side yard setback reduction, however, the only parties impacted are the parties to this application. The variances requested are the minimum relief necessary and do not grant a special privilege inconsistent with the limitations on other properties in C-1.

- 3) The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located;

The two parties benefited and impacted by this variance request have consented to this variance request, which in effect eliminates the interior setback implications of the subdivision. It enables the lot to be treated as if the property was still owned by one owner for setback purposes. The implications of the proposed setback variance are interior to the site and do not impact any additional parties. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the C-1 district.

- 4) The literal interpretation and strict application of the applicable provisions or requirements of this Chapter would cause undue and unnecessary hardship;

Perimeter Mall is not likely to be redeveloped and the large size of the Mall property and existing improvements makes infill development, like the office building proposal, challenging along the perimeter. Generally, strict application of the zoning ordinance would create an undue and unnecessary hardship on this development.

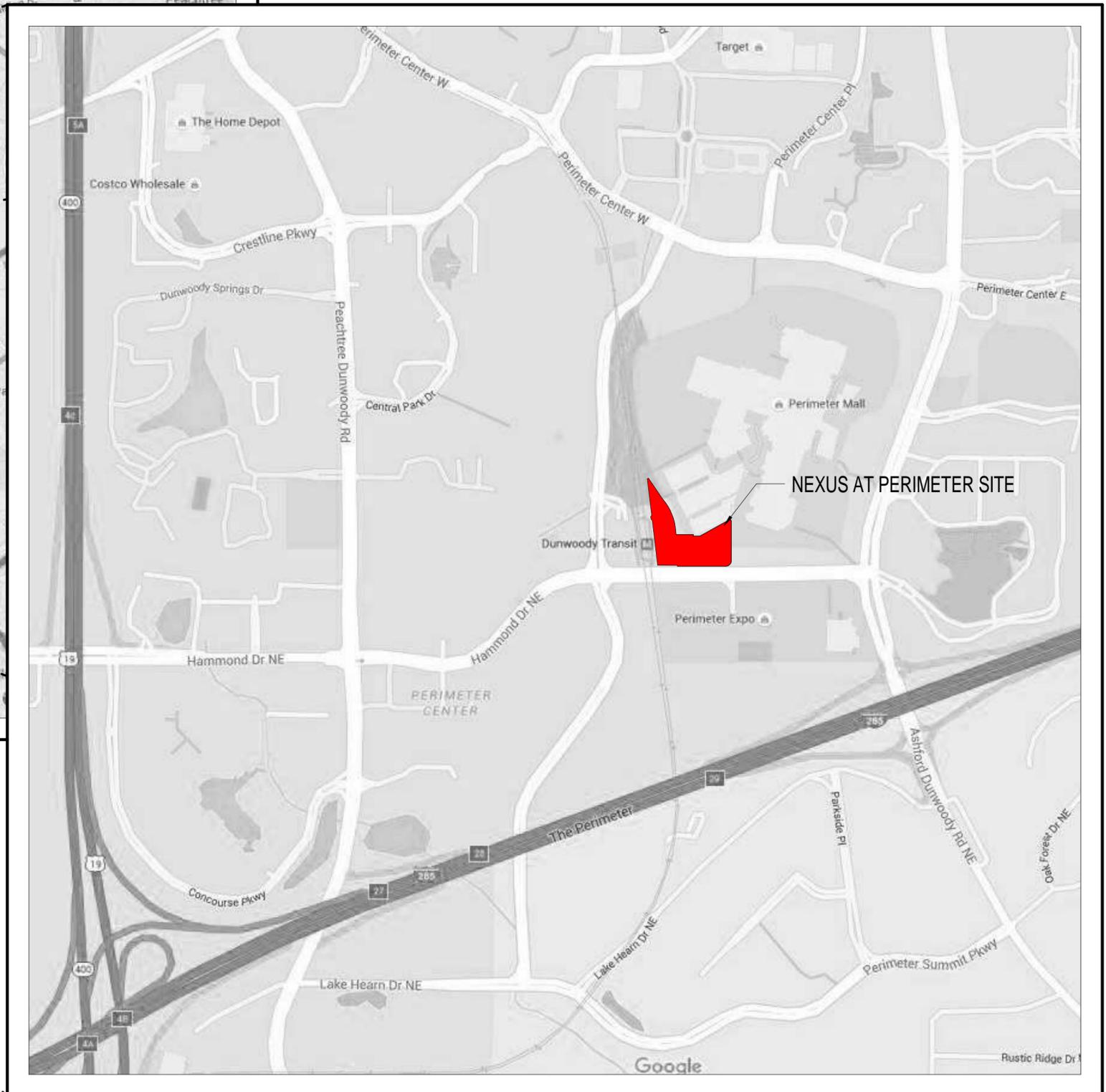
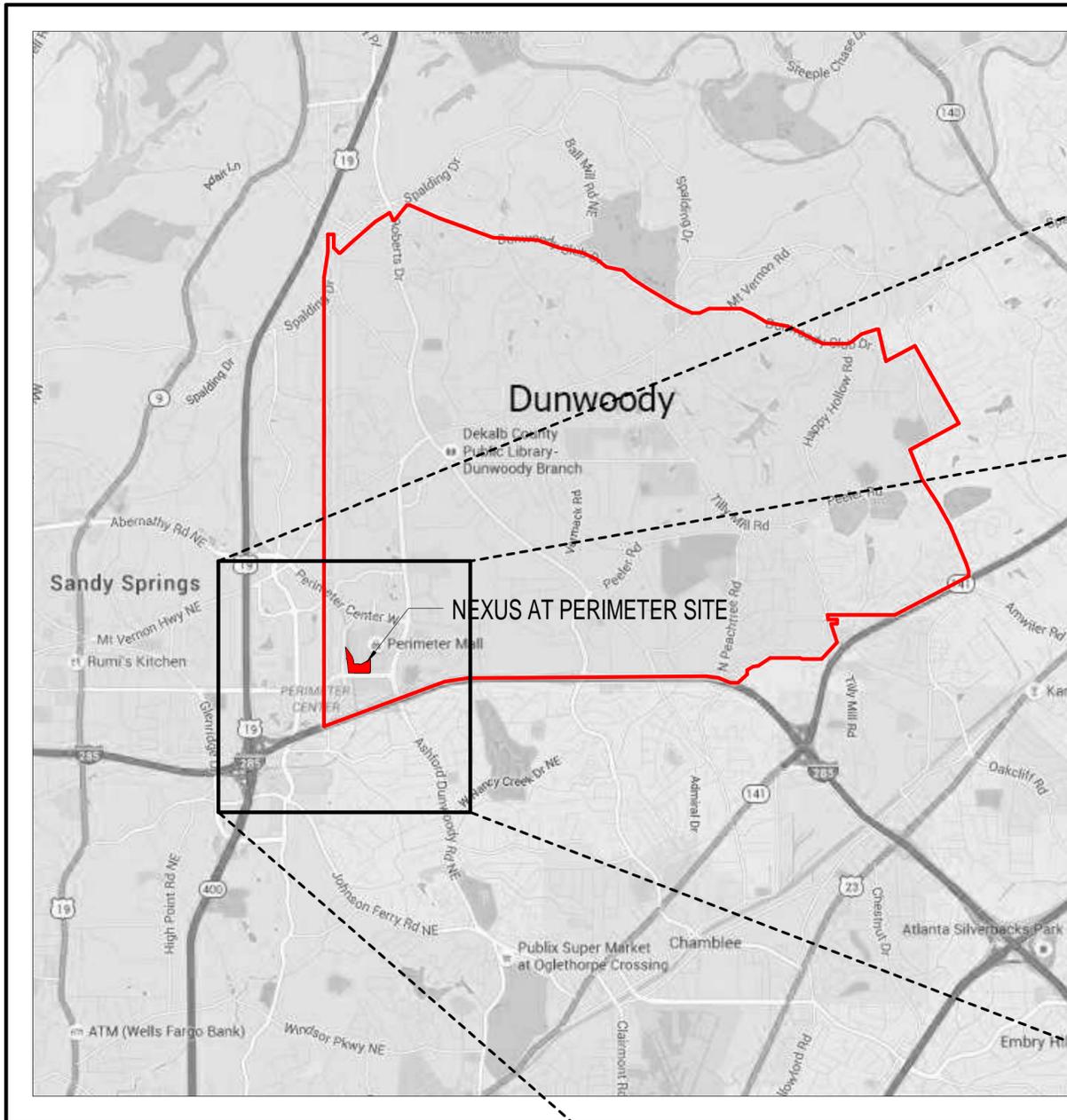
- 5) The requested variance would be consistent with the spirit and purpose of this Chapter and the City of Dunwoody Comprehensive Plan text; and

The property is located in the Perimeter Center character area pursuant to the Comprehensive Plan adopted in 2015. This area is envisioned to be “visitor friendly ‘livable’ regional center with first-class office, retail, entertainment, hotels and high-end restaurants in a pedestrian and bicycle oriented environment” Within the Perimeter Center character area, this site is within the PC-1 district which is proposed for the highest intensity of buildings, high level of employment uses and active ground story uses and design that support pedestrian mobility. Action items within this character area include “reduce surface parking and promote livable centers in the immediate areas surrounding MARTA station.” The proposed variance is

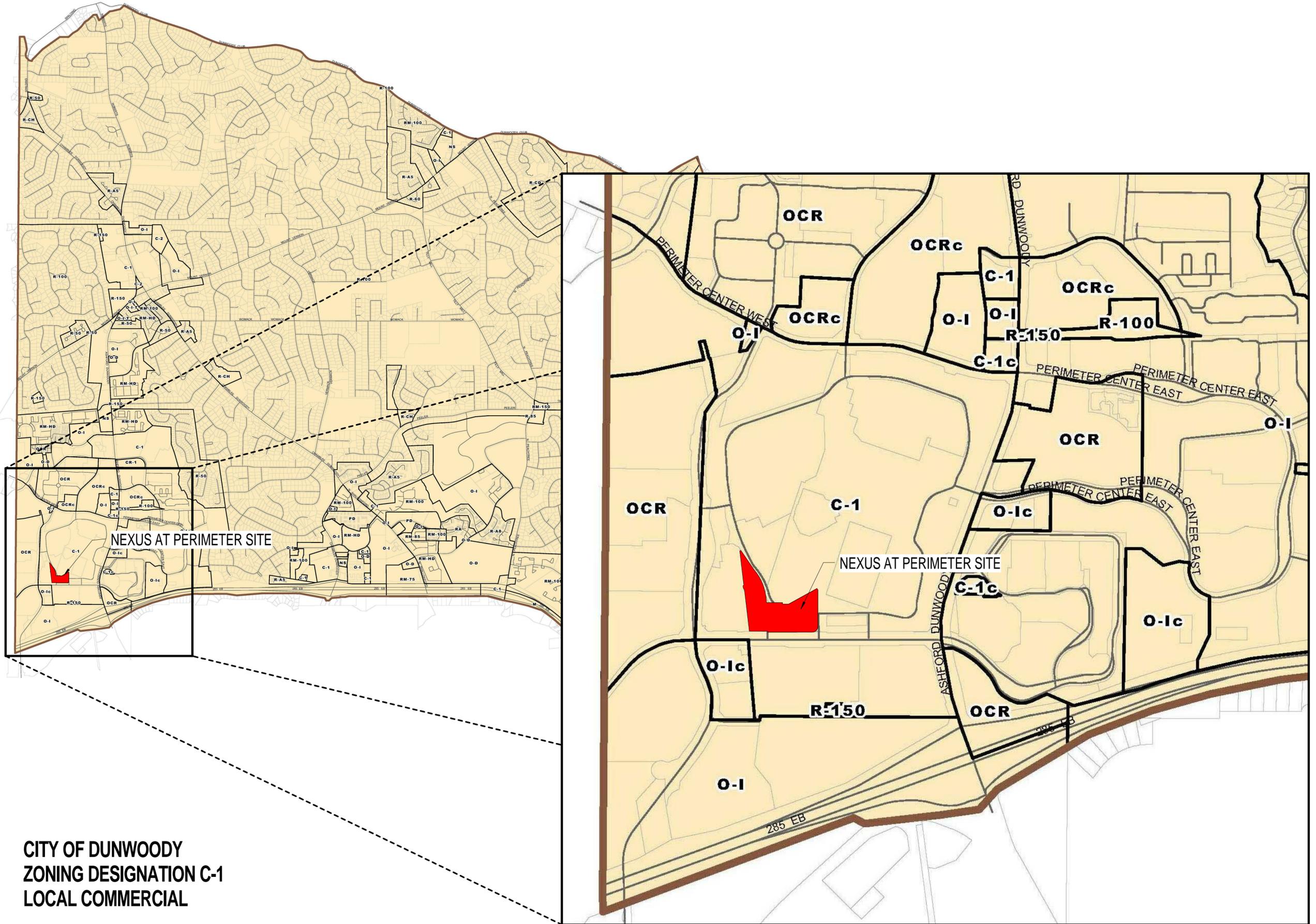
necessary to improve and promote pedestrian connectivity. The variance requested is necessary to accommodate a development that is consistent with the Comprehensive Plan.

- 6) How although economic considerations may be taken into consideration as a hardship, they are not, of themselves, be the sole criteria upon which the applicant seeks this variance.

There are not economic considerations surrounding this variance request given that the improvements are existing.



SITE LOCATION:
 1134 HAMMOND DRIVE
 DUNWOODY, DEKALB COUNTY, GEORGIA 30346

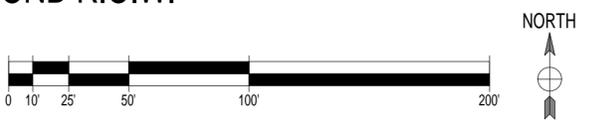
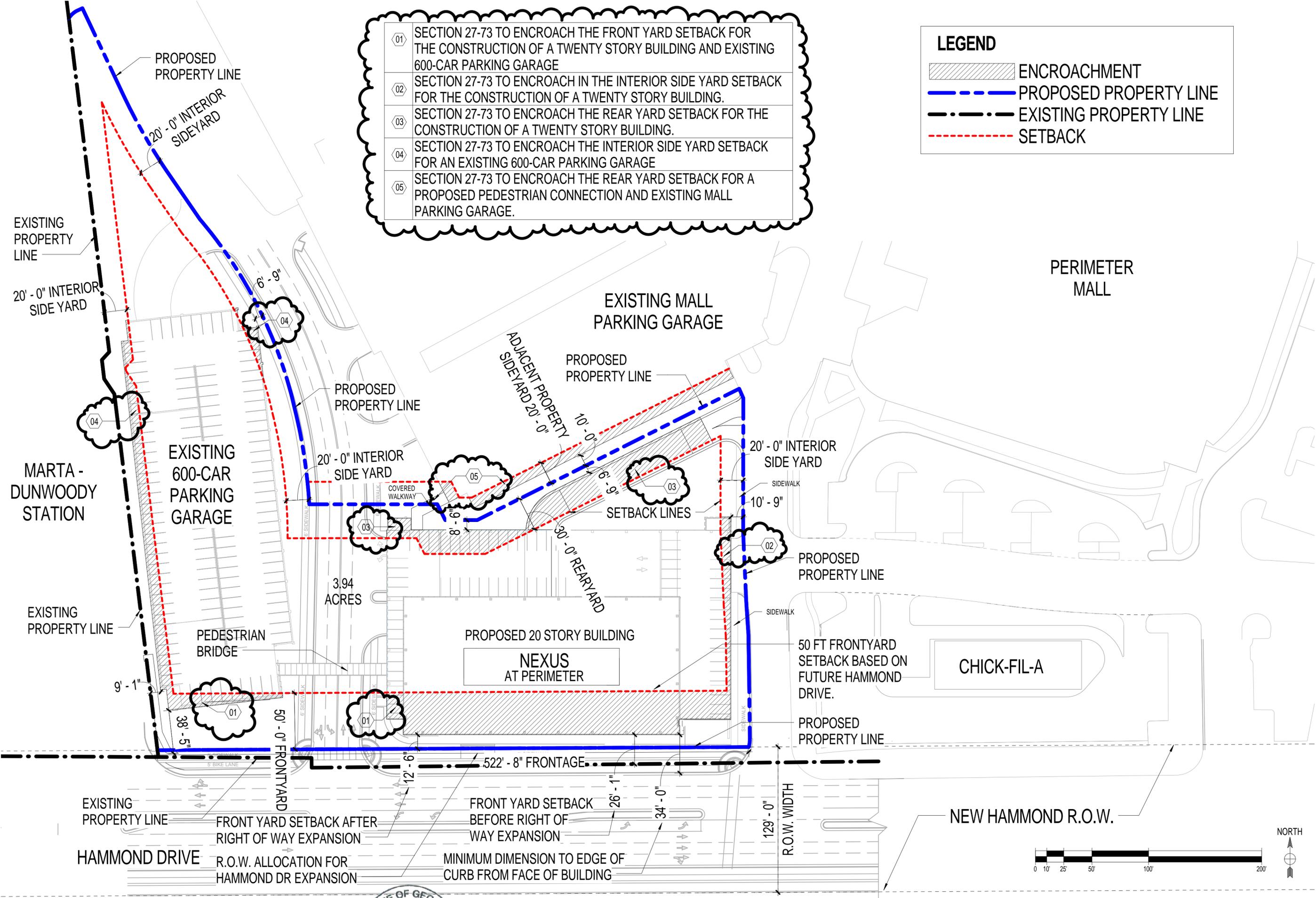


**CITY OF DUNWOODY
ZONING DESIGNATION C-1
LOCAL COMMERCIAL**

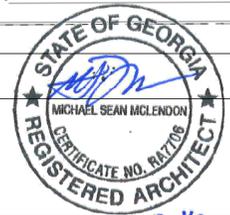
- 01 SECTION 27-73 TO ENCROACH THE FRONT YARD SETBACK FOR THE CONSTRUCTION OF A TWENTY STORY BUILDING AND EXISTING 600-CAR PARKING GARAGE
- 02 SECTION 27-73 TO ENCROACH IN THE INTERIOR SIDE YARD SETBACK FOR THE CONSTRUCTION OF A TWENTY STORY BUILDING.
- 03 SECTION 27-73 TO ENCROACH THE REAR YARD SETBACK FOR THE CONSTRUCTION OF A TWENTY STORY BUILDING.
- 04 SECTION 27-73 TO ENCROACH THE INTERIOR SIDE YARD SETBACK FOR AN EXISTING 600-CAR PARKING GARAGE
- 05 SECTION 27-73 TO ENCROACH THE REAR YARD SETBACK FOR A PROPOSED PEDESTRIAN CONNECTION AND EXISTING MALL PARKING GARAGE.

LEGEND

-  ENCROACHMENT
-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE
-  SETBACK



PROJECT N° 20150155 | 7/20/2016 3:02:01 PM



SITE VARIANCE DIAGRAM
NEXUS AT PERIMETER CENTER
DUNWOODY, GA



01-05-16

CITY OF DUNWOODY MUNICIPAL CODE
ZONING DISTRICT: C-1 LOCAL COMMERCIAL

SITE DATA:		REQUIRED	PROVIDED	VARIANCE REQUESTED
L1	SITE AREA	20,000 SF	178,161 SF	NO
L1	SITE AREA AFTER RIGHT OF WAY EXPANSION	20,000 SF	171,435 SF (3.94 ACRES)	NO
L2	MINIMUM LOT FRONTAGE	100'-0"	522'-8"	NO
S1	FRONT YARD SETBACK BEFORE R.O.W. EXPANSION	50'-0"	26'-1"	YES
S2	INTERIOR SIDE YARD SETBACK	20'-0"	10'-9"	YES
S3	REAR YARD SETBACK	30'-0"	6'-9"	YES
S1	FRONT YARD SETBACK AFTER R.O.W. EXPANSION	50'-0"	12'-6"	YES
C	MAXIMUM LOT COVERAGE	80% MAX	72.44%	NO
	MAXIMUM LOT COVERAGE AFTER R.O.W. EXPANSION	80% MAX	71.71%	NO
	MAX BUILDING HEIGHT (STORIES / FT.)	3 / 35'-0"	20 / 300'-0"	YES
	MAX BUILDING FLOOR AREA	NA	469,637 SF	NO

BUILDING DATA:	
OFFICE AREA GROSS LESS RETAIL AND RESTAURANT AREAS	456,840-SF
RETAIL AREA	4,797-SF
RESTAURANT AREA	8,000-SF
BUILDING HEIGHT (PROPOSED)	300'-0" VARIANCE REQUEST: 305'-0"
NUMBER OF STORIES	20 TOTAL (15 OFFICE) (5 PARKING) (1 LOBBY LEVEL SHARED OFFICE AND PARKING)

LOT COVERAGE:	
BEFORE RIGHT OF WAY EXPANSION SECTION:	
TOTAL SITE AREA	178,161-SF
NEXUS BUILDING FOOTPRINT	55,026-SF
PARKING DECK FOOTPRINT (EXISTING)	40,283-SF
DRIVES / SIDEWALKS / BIKE LANES	33,746-SF
TOTAL IMPERVIOUS AREA	129,055-SF
TOTAL OPEN AREA	49,106-SF
PERCENTAGE IMPERVIOUS AREA	72.44%
FUTURE RIGHT OF WAY EXPANSION SECTION:	
REDUCED SITE AREA AFTER RIGHT OF WAY EXPANSION	171,435-SF
NEXUS BUILDING FOOTPRINT	55,026-SF
PARKING DECK FOOTPRINT (EXISTING)	40,283-SF
DRIVES / SIDEWALKS / BIKE LANES	27,628-SF
TOTAL IMPERVIOUS AREA	122,937-SF
TOTAL OPEN AREA	48,498-SF
PERCENTAGE IMPERVIOUS AREA AFTER R.O.W EXPANSION	71.71%

PARKING CALCULATIONS:				RATIO	REQUIRED PARKING CURRENT ORDINANCE
OFFICE AREA	456,840	GSF	3.3/1000		1,507 SPACES
RETAIL AREA	4,797	GSF	4.0/1000		20 SPACES
RESTAURANT AREA	8,000	GSF	6.67/1000		54 SPACES
TOTAL BUILDING AREA	469,637	GSF	SUBTOTAL		1,581 SPACES
LESS 25% REDUCTION FOR MARTA PROXIMITY					(376) SPACES
TOTAL REQUIRED PARKING (ZONING)					1,131 SPACES
PARKING (NEW GARAGE UNDER OFFICE BLDG)					767 SPACES
PARKING (EXISTING GARAGE)					600 SPACES
SUBTOTAL					1367 SPACES
LESS MALL SURFACE SPACES RELOCATING TO EXISTING GARAGE					(140) SPACES
TOTAL SPACES PROVIDED					1227 SPACES



01-05-16

SETBACK LINES

PERIMETER CENTER MALL

MACY'S

EXISTING PARKING GARAGE

EXISTING 600-CAR PARKING GARAGE

MARTA - DUNWOODY STATION

COVERED WALKWAY

RAMP UP

TRANSFORMERS

GENERATOR

RAMP ABOVE

MALL LOOP ROAD THROUGH PARKING DECK

TRASH COMPACTOR

LOADING DOCK / SERVICE PORT

PEDESTRIAN BRIDGE ABOVE

4,700-SF PLAZA SPACE (0.1079 ACRES)

VAN PARKING

BIKE RACKS

CHICK-FIL-A

OFFICE LOBBY

RESTAURANT

RETAIL

PROPOSED PROPERTY LINE

SEMI-PERVIOUS PAVING

EXISTING PROPERTY LINE

HAMMOND DRIVE

HATCHED REGION INDICATES RIGHT OF WAY

129' - 0"

NORTH

PROJECT N° 20150155 | 7/20/2016 3:01:13 PM

TRANSWESTERN



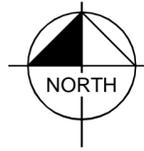
GROUND LEVEL SITE PLAN

NEXUS AT PERIMETER CENTER
DUNWOODY, GA



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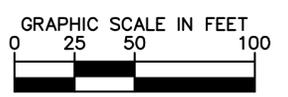
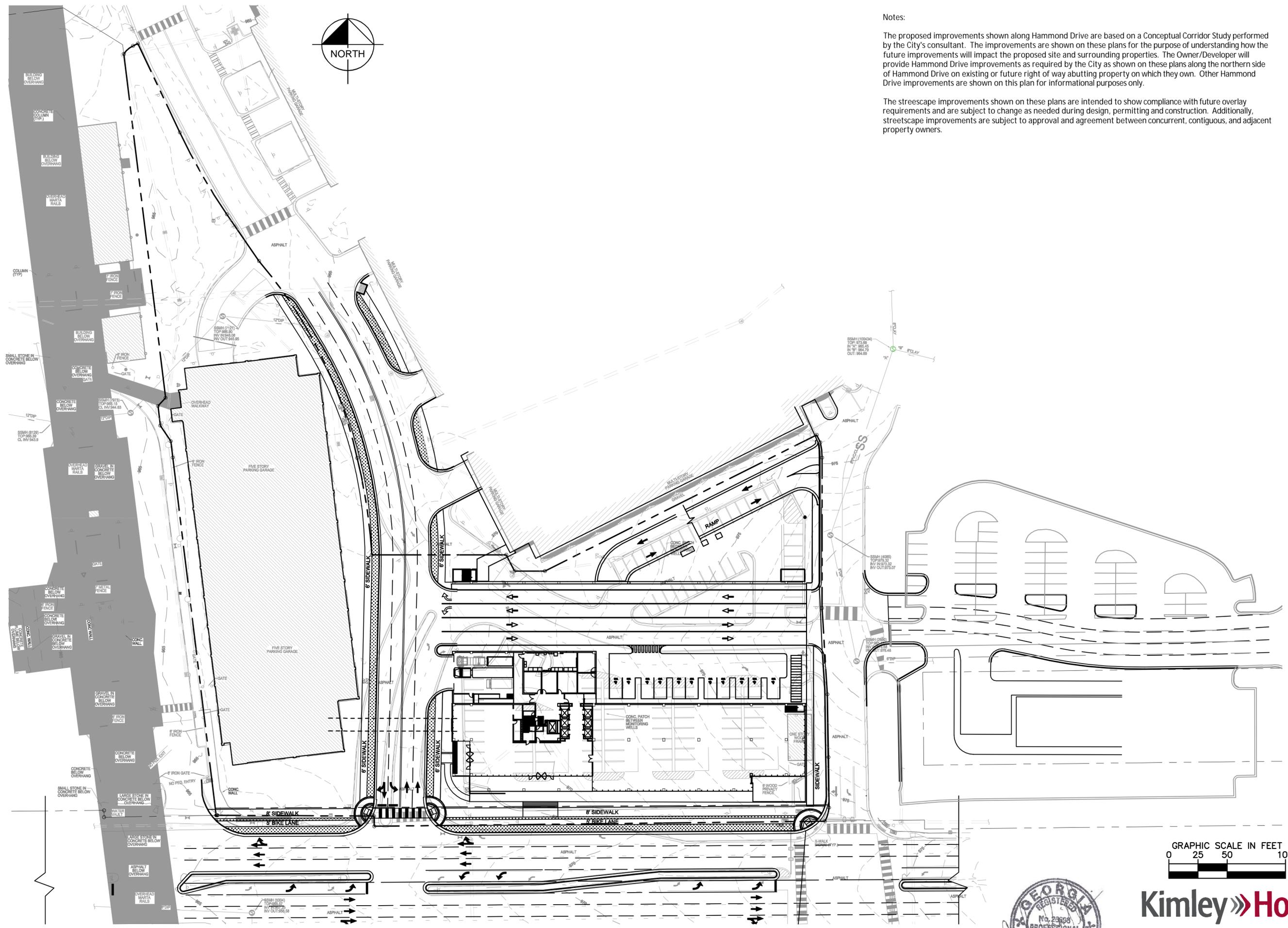
01-05-16



Notes:

The proposed improvements shown along Hammond Drive are based on a Conceptual Corridor Study performed by the City's consultant. The improvements are shown on these plans for the purpose of understanding how the future improvements will impact the proposed site and surrounding properties. The Owner/Developer will provide Hammond Drive improvements as required by the City as shown on these plans along the northern side of Hammond Drive on existing or future right of way abutting property on which they own. Other Hammond Drive improvements are shown on this plan for informational purposes only.

The streetscape improvements shown on these plans are intended to show compliance with future overlay requirements and are subject to change as needed during design, permitting and construction. Additionally, streetscape improvements are subject to approval and agreement between concurrent, contiguous, and adjacent property owners.

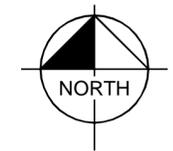
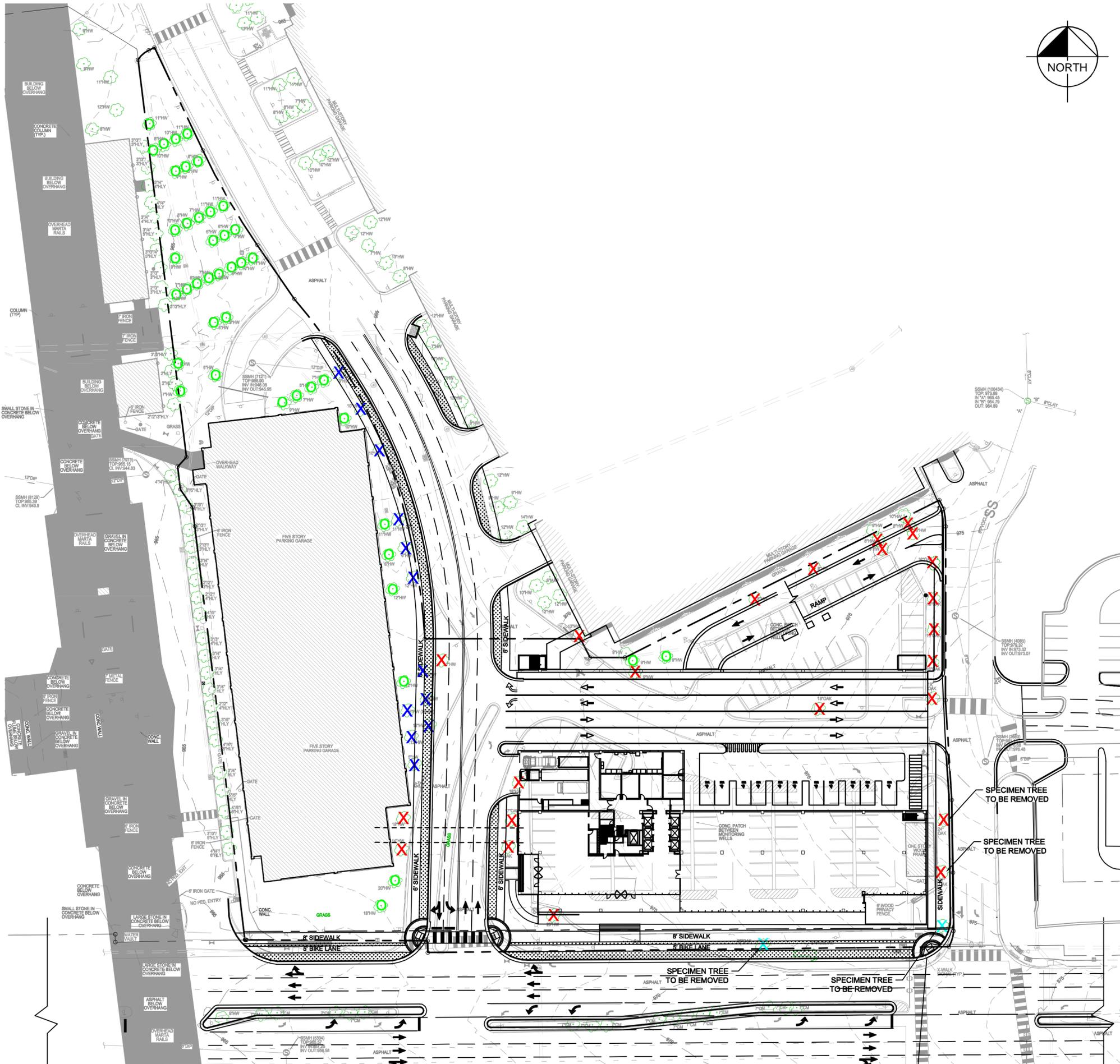


07.21.2016

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NEXUS AT PERIMETER | 1134 HAMMOND DRIVE | SITE PLAN EXHIBIT



TREE REMOVAL LEGEND:

- TREES TO BE SAVED
- ✗ TREES REQUIRING REMOVAL DUE TO PROJECT
- ✗ TREES REQUIRING REMOVAL DUE TO HAMMOND DRIVE IMPROVEMENT
- ✗ TREES REQUIRING REMOVAL DUE TO PRIMARY STREET SIDEWALK AND BIKE LANE

TREES TO BE SAVED

QUANTITY	DESCRIPTION	DIA (INCHES)	RTF	RTF TOTAL
3	HW	5	0.3	0.9
4	HW	6	0.3	1.2
8	HW	7	0.3	2.4
5	HW	8	0.5	2.5
9	HW	9	0.5	4.5
6	HW	10	0.6	3.6
6	HW	11	0.7	4.2
2	HW	12	0.8	1.6
1	HW	18	1.8	1.8
1	HW	20	2.2	2.2

TOTAL RTF **24.9**

REMOVED DUE TO SIDEWALK AND BIKE LANE

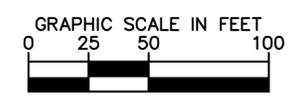
QUANTITY	DESCRIPTION	DIA (INCHES)	NOTES:
3	HW	5	
1	HW	6	
2	HW	9	
2	HW	10	
1	HW	11	
3	HW	12	

REMOVED DUE TO HAMMOND IMPROVEMENT

QUANTITY	DESCRIPTION	DIA (INCHES)	NOTES:
1	OAK	26	SPECIMEN TREE
1	MAPLE	30	SPECIMEN TREE

REMOVED DUE TO PROJECT

QUANTITY	DESCRIPTION	DIA (INCHES)	NOTES:
4	HW	8	
3	HW	9	
1	HW	11	
1	HW	13	
1	HW	14	
2	HW	15	
2	OAK	16	
1	OAK	17	
4	HW	18	
1	OAK	19	
1	HW	20	
1	OAK	24	SPECIMEN TREE
1	OAK	27	SPECIMEN TREE

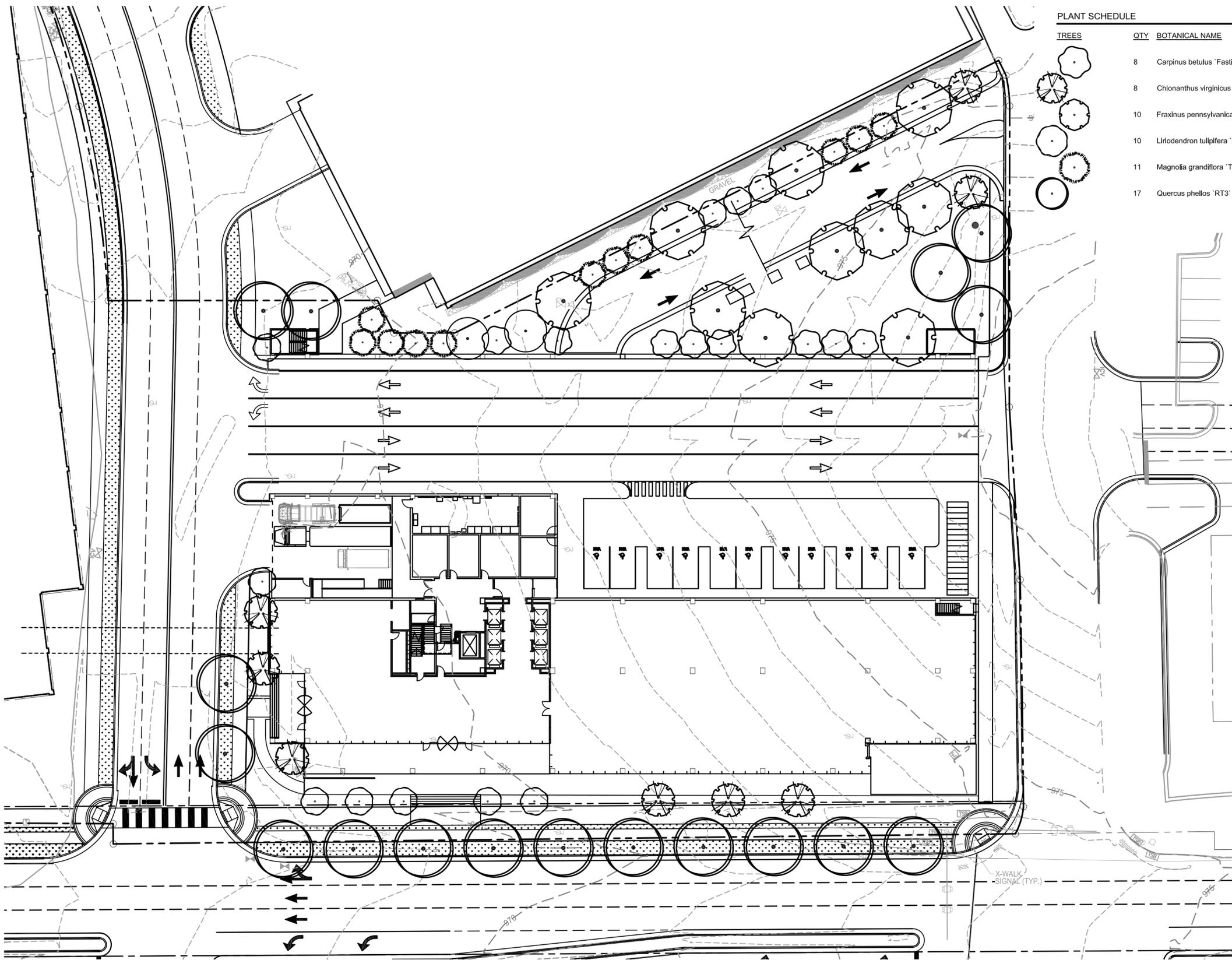


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07.21.2016

NEXUS AT PERIMETER | 1134 HAMMOND DRIVE | TREE SAVE & TREE REMOVAL EXHIBIT



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	MIN CAL	MIN SIZE	REMARKS	TDF	TDF TOTAL
	8	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	B & B	3"Cal	14'-16' ht		0.6	4.8
	8	Chionanthus virginicus 'Emerald Knight'	Emerald Knight Fringetree	B & B		14'-16' ht	Multi-Stem	0.6	4.8
	10	Fraxinus pennsylvanica 'Oconee'	Green Ash	B & B	4"Cal	16'-18' ht		0.7	7.0
	10	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	B & B	3"Cal	14'-16' ht		0.6	6.0
	11	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Southern Magnolia	B & B		10'-12' ht		0.6	6.6
	17	Quercus phellos 'RT3' PP16,44	Upperton Willow Oak	B & B	4"Cal	16'-18' ht		0.7	11.9

GRAND TOTAL = 41.1 TDF
 SPECIMEN REPLACEMENT TOTAL = 23.7 TDF
 SITE REPLACEMENT TOTAL = 17.4 TDF

SPECIMEN TREE REPLACEMENT

15.7 SPECIMEN RTF TO BE REMOVED. 15.7 X 1.5 = 23.55
 REQUIRED SPECIMEN REPLACEMENT UNITS.
 23.7 SPECIMEN REPLACEMENT UNITS PROVIDED.

REQUIREMENT SATISFIED

TREE REPLACEMENT DENSITY FACTOR CALCULATIONS

SITE ACREAGE = 4.1 ACRES
 SITE DENSITY FACTOR = 20 (UNITS PER ACRE)
 1.88 ACRES x 20 (UNITS PER ACRE) = 82 UNITS

RRD (REQUIRED REPLACEMENT DENSITY) = 82 UNITS
 TDF (TREE DENSITY FACTOR) = 17.4 UNITS
 RTF (REMAINING TREE FACTOR) = 24.9
 RRD = TDF + RTF
 82 = 24.9 + 17.4 = -39.7
 DEFICIT OF -39.7 UNITS. DEFICIT TREE DENSITY UNITS TO BE PAID TO THE CITY OF DUNWOODY TREE REPLACEMENT FUND.

TREE REPLACEMENT DENSITY NOT SATISFIED

TREE BANK CALCULATIONS

CONTRIBUTION FOR DEFICIT OF -39.7 TREE DENSITY UNITS TO BE DETERMINED FROM THE FEE SCHEDULE FOR THE COMMUNITY DEVELOPMENT DEPARTMENT.

REPLACEMENT QUANTITY REQUIREMENTS

NO SINGLE TREE SPECIES MAY BE USED FOR MORE THAN 35% OF REPLACEMENT TREES
REQUIREMENT SATISFIED

UNDERSTORY TREES MAY CONSTITUTE NO MORE THAN 25% OF REQUIRED REPLACEMENT TREES
REQUIREMENT SATISFIED

EVERGREENS MAY NOT BE USED FOR MORE THAN 25% OF IN NON BUFFER AREAS
REQUIREMENT SATISFIED

NEXUS AT PERIMETER | 1134 HAMMOND DRIVE | TREE REPLACEMENT EXHIBIT

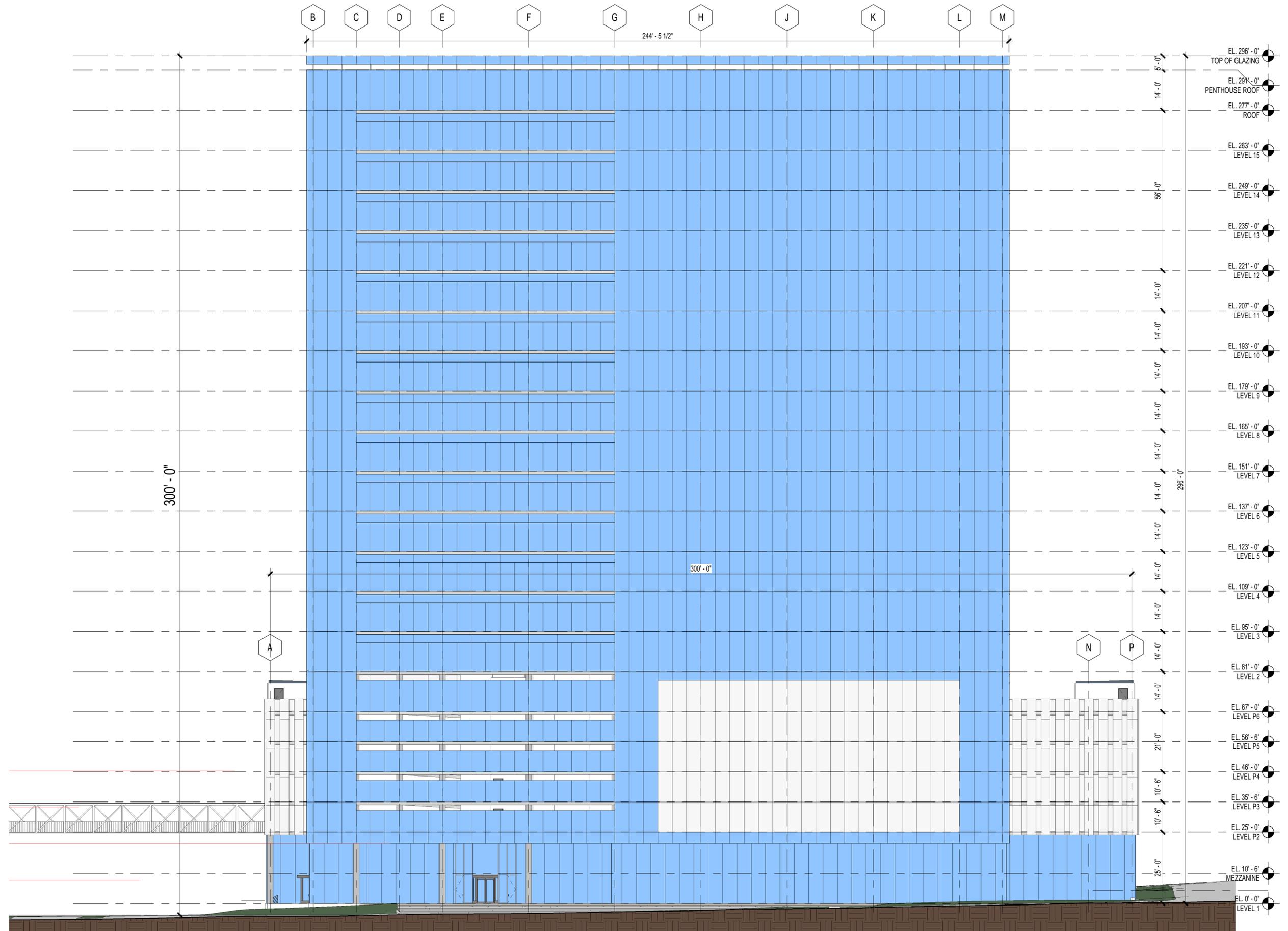


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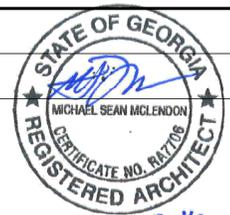
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1 ELEVATION - SOUTH
A10 SCALE: 3/64" = 1'-0"

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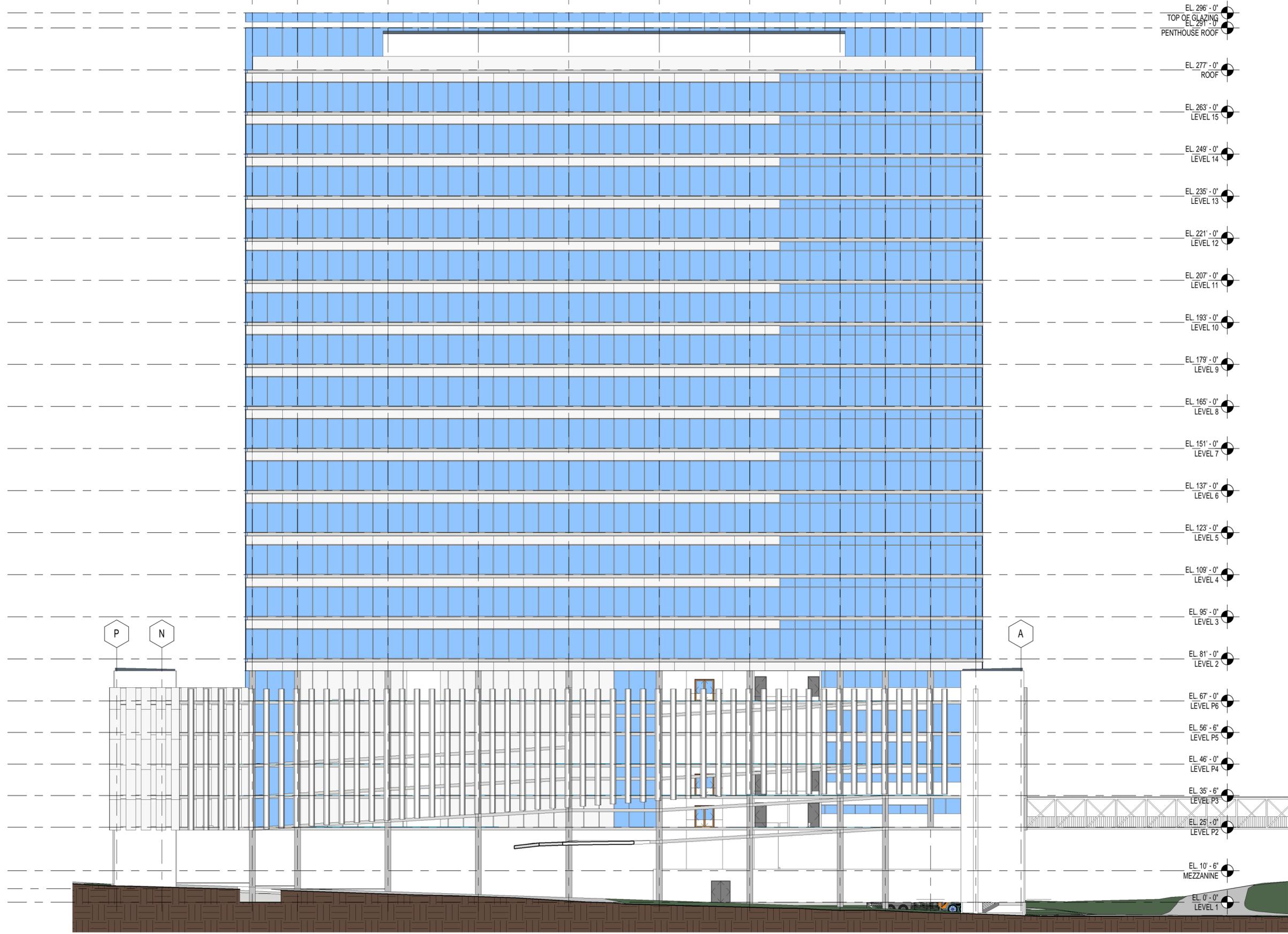
ELEVATION - SOUTH

NEXUS AT PERIMETER CENTER
DUNWOODY, GA



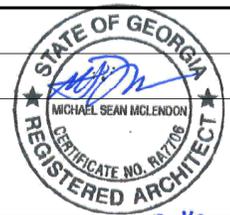
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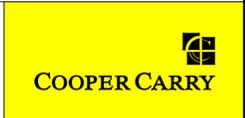


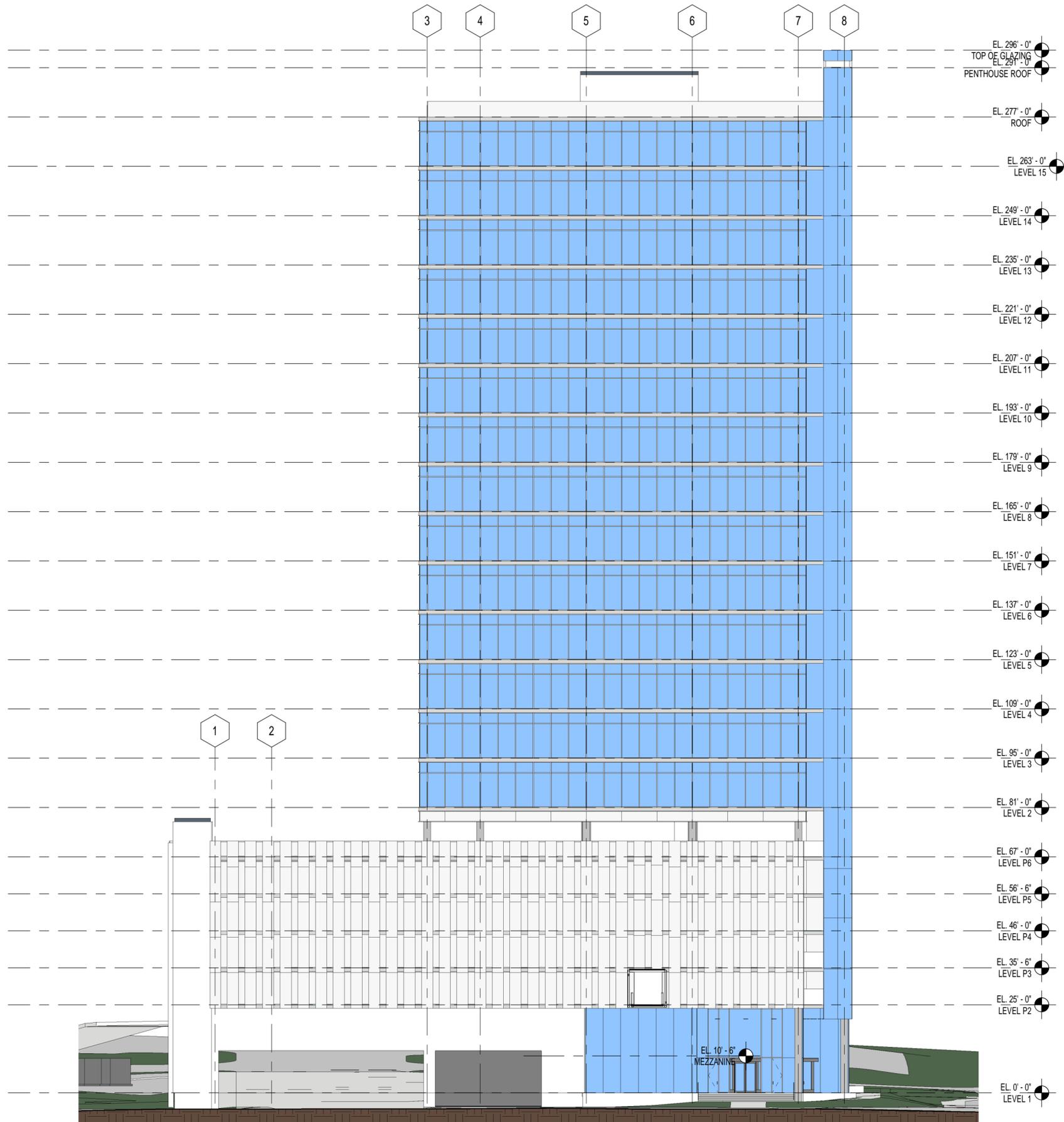
1 ELEVATION - NORTH
A11 SCALE: 3/64" = 1'-0"

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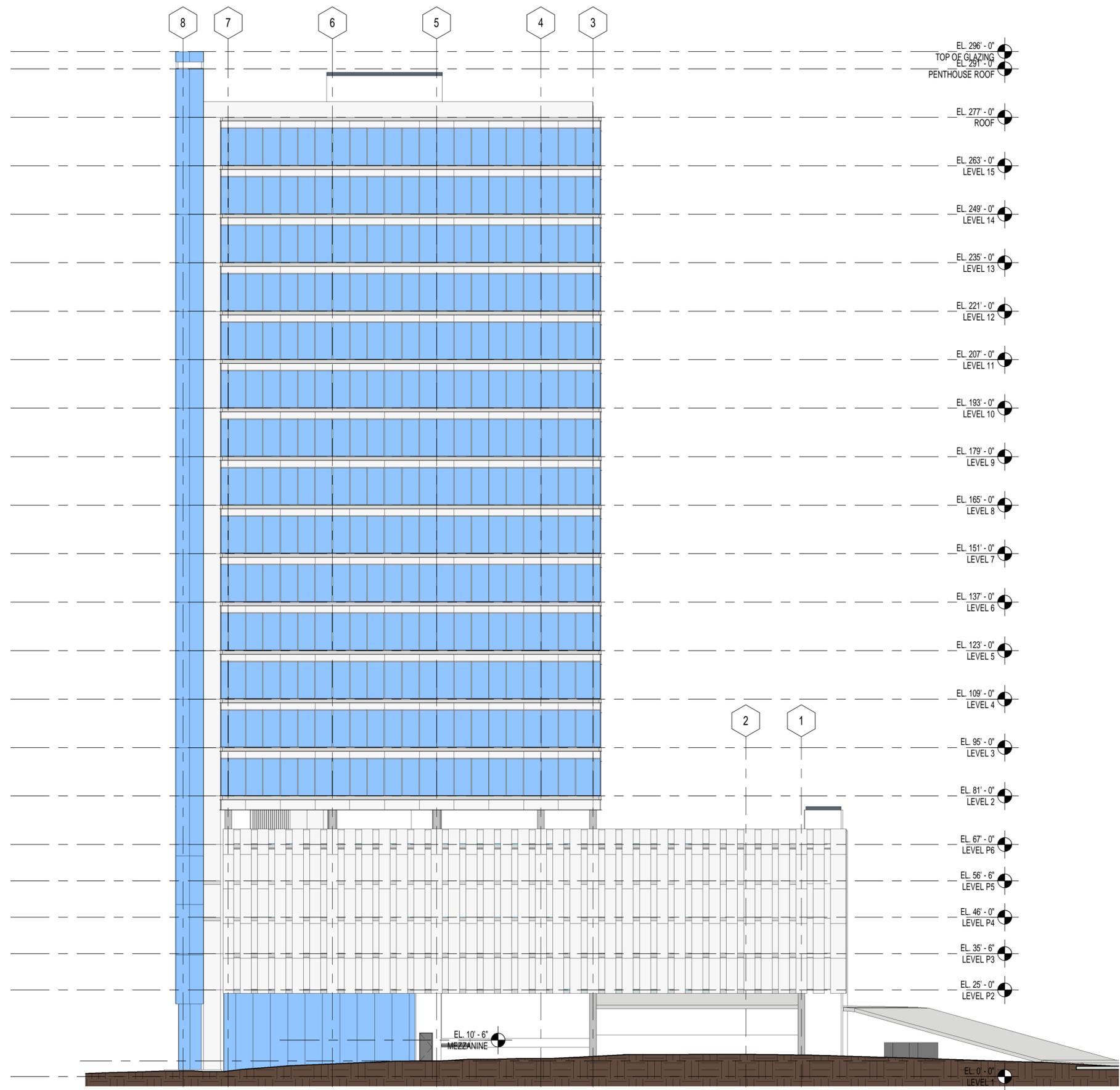
ELEVATION - NORTH
NEXUS AT PERIMETER CENTER
DUNWOODY, GA





1 ELEVATION - WEST
A12 SCALE: 3/64" = 1'-0"





1 ELEVATION - EAST
A13 SCALE: 3/64" = 1'-0"

