

June 11, 2019

Branch Ashwood Associates, L.P.
c/o Laurel David
3500 Lenox Road NE, Suite 760
Atlanta, GA 30326

RE: MA 19-01- Major Modification for 4720 Ashford Dunwoody Road, 1250 Meadow Lane Road, and 500, 600, and 700 Ashwood Parkway, Dunwoody, Georgia (Parcel Identification Numbers 18-350-02-001, 18-350-02-003, 18-349-01-037, and 18-349-01-046) & -048)

To Whom It May Concern:

This letter serves to inform you that the Mayor and City Council approved of your request for MA19-01 at their June 10, 2019 meeting. As noted in the meeting date of record, the approved case was approved subject to the following conditions:

EXHIBIT A: Schematic Site Plan SP35, completed by Philips Partnership, dated May 29, 2019

EXHIBIT B: Streetscaping Sections, completed by Phillips Partnership, dated December 4, 2018 and Streetscape Section for Ashford Dunwoody Road dated January 14, 2019

EXHIBIT C: Rendering of Archway Sign and Grocer Free-standing Letters Sign, dated April 25, 2019

EXHIBIT D: Conceptual Gateway Plaza Plan, completed by AJC Design Group, dated April 24, 2019

EXHIBIT E: Left Turn Lane Concept, completed by A&R Engineering, dated April 17, 2019

EXHIBIT F: Meadow Lane Intersection, completed by Philips Partnership, dated May 13, 2019

1. The owner shall develop the site in general conformity with "Exhibit A" with minor changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. The owner shall construct the streetscaping and commuter trail in general conformity with "Exhibit B". Any minor variations to the streetscapes made necessary by actual field conditions at the time of development shall be subject to approval by the Public Works and Community Development Department. If the width of the commuter trail is reduced by Public Works the location of the footprints of the buildings shall remain in the same vertical and horizontal location as shown on the Schematic Site Plan;
3. The owner shall construct a 12-foot wide pedestrian connection, including a 6-foot pedestrian sidewalk and two 3-foot wide landscape strips that connect from Ashford Dunwoody Road, between buildings C and D, to Building A as illustrated on Exhibit A. The landscape strips shall include overstory trees planted on each side at no more than 50 and no less than 25 feet;
4. The proposed bank shall be limited to the southwest quadrant of the site, as shown on Exhibit A; no banks or free-standing financial services are otherwise allowed on the site;
5. Buildings shall be designed with 360 degree architecture with the exception of the rear of Building A and the anchor grocer, which shall be subject to reasonable landscape screening as approved by the City Arborist;
6. Major façade materials shall include brick, stone, hard coat stucco and glass, with other high quality materials approved by the Community Development Director during the permit review process;
7. Synthetic stucco (EIFS) material shall be limited to accenting material; masonry brick or

- stone veneer materials are allowed; stamped brick and stone EIFS or imitation masonry veneer materials shall be prohibited;
8. All loading facilities and trash/recycling enclosure(s) must be screened from view of public rights-of-way by landscaping and a solid brick wall or opaque fence at least six feet in height or the height of the dumpster. The approach to the loading facilities and trash/recycling enclosures for the anchor grocer and Building A does not need to be screened from view of Ashwood Parkway;
 9. All mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment) shall be roof mounted and screened in all directions by walls or parapets or will be enclosed in opaque structures to hide the mechanical equipment from view from public right-of-way within 200 feet;
 10. All utilities servicing the site shall be underground with the exception of required above-ground elements, such as transformers and cable boxes;
 11. Any stormwater detention facility will be underground;
 12. Within sixty days after the issuance of certificates of occupancy, the Owner will convey to the City right-of-way to incorporate the sidewalk and bicycle improvements, located along Ashford Dunwoody Road. The City will maintain the sidewalk and bicycle improvements. Such conveyance shall be via right of way deed. The exact legal description of the property to be conveyed shall be prepared by the Owner and agreed to by the City;
 13. Within sixty days after the issuance of certificates of occupancy, the Owner will convey a permanent public access easement to the City for the new roadway and sidewalks to be constructed on the west side of the site. Owner may convey the new roadway and sidewalks via right of way deed at a future date at which point the City shall accept such conveyance. The exact legal description of the property to be conveyed shall be prepared by the Owner and agreed to by the City;
 14. The development is entitled to a total of four monument signs, one on each road frontage. The allowed square footage of 144 square feet for the monument sign for Ashford Dunwoody Road may be divided into two structures as follows: 1) an archway connecting Building B and Building C in general conformity with the renderings in Exhibit C and; 2) freestanding letters indicating the name of the anchor grocer mounted on top of the Plaza wall up to a total maximum height of 5 feet in general conformity with the rendering in Exhibit D. In addition, the Archway sign may include a 42 square foot wayfinding sign labeled as "Sign A" as shown in Exhibit C;
 15. The commuter trail, streetscaping, and new road connection, shall be developed concurrently with the grocery store and retail/restaurant buildings C and D, fronting Ashford Dunwoody Road;
 16. The ground story restaurant/retail uses of buildings shall be built within three feet of vertical elevation of the adjacent commuter trail and have entrances that face Ashford Dunwoody Road as follows: buildings containing one tenant shall have a minimum of one entrance; buildings containing two or more tenants shall have a minimum of two entrances;
 17. The Gateway Plaza, located on the corner of Meadow Lane Road and Ashford Dunwoody Road will be in general conformity with the Conceptual Gateway Plaza Plan attached as Exhibit C. Within sixty days after the issuance of certificates of occupancy, the Plaza area general public access will be granted to the Plaza through a public access easement to the benefit of the City;
 18. The owner shall be responsible for the maintenance of the Plaza;
 19. There shall be no minimum parking requirement for the undeveloped northern parcel of the property;
 20. In accordance with the recommendation of the traffic study, a westbound left turn lane shall be added on Ashwood Parkway at the easternmost driveway entrance to the development in general conformity with Exhibit E;
 21. Based on projected queue length, an eastbound left turn lane shall be installed at Ashwood Parkway and Ashford Dunwoody Road using existing signal phasing and in general conformity with Exhibit E. Applicant will not be responsible for any signal work;

22. A southbound right turn lane shall be added at the intersection of Perimeter Center Place and Meadow Lane Road using existing signal phasing and in general conformity with Exhibit F. Applicant will not be responsible for any signal work;
23. The owner will contribute up to one-third of the funds needed to extend the northbound left turn lane from Ashford Dunwoody Road on to Meadow Lane Road. In no event shall the total of such contribution exceed \$33,000; and
24. The future development area labeled "OP-1" on Exhibit A shall be grassed until future development occurs. In addition, a temporary pocket park will be provided as labeled on Exhibit A that may be removed when future development occurs.

Please keep this letter for your records and for future permit approvals. If we may be of service to you in the future, please contact the Community Development Department at 678-382-6800.

Sincerely,



John Olson, AICP
Planning Manager
City of Dunwoody, Georgia

Cc: MA19-01 File