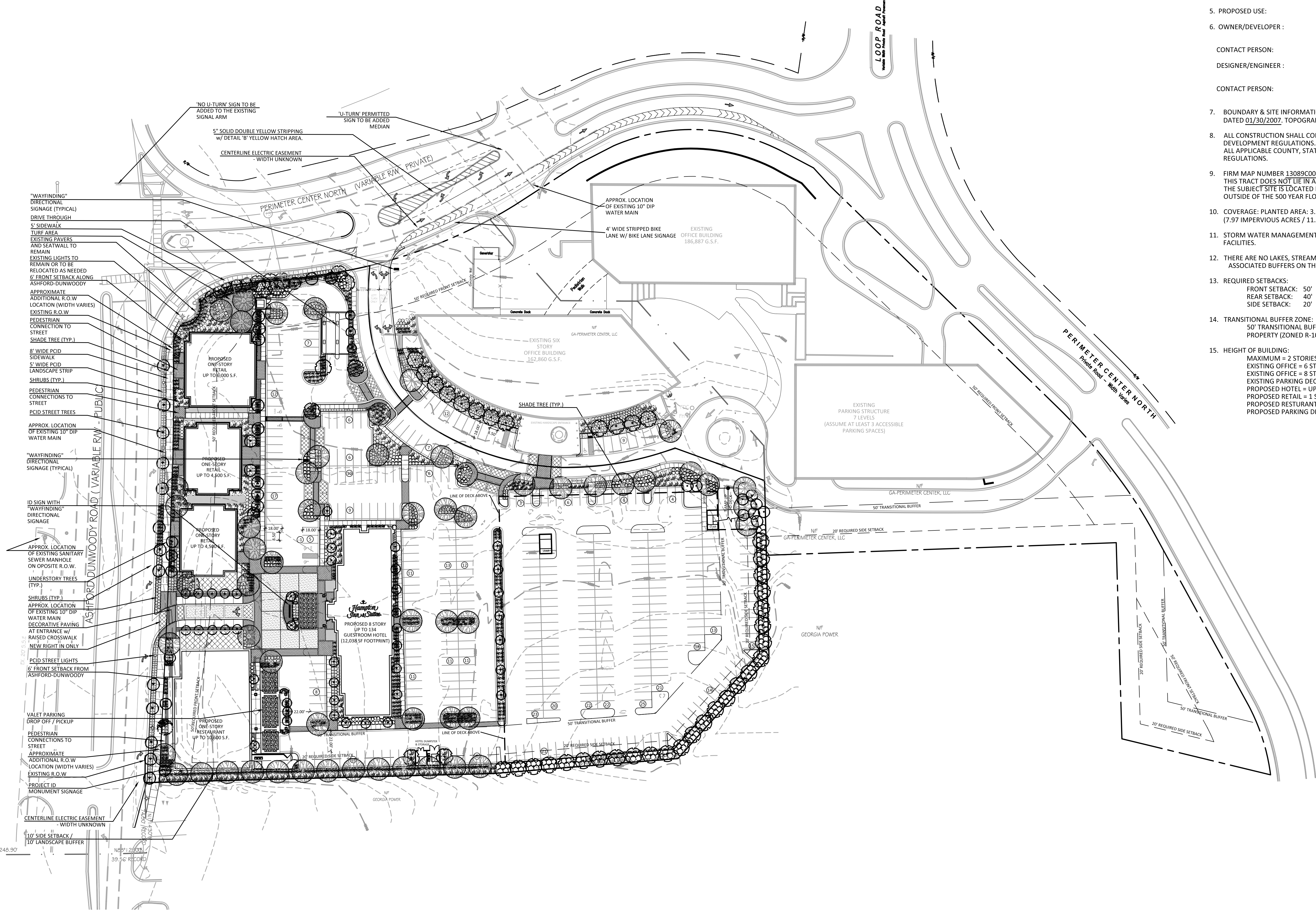
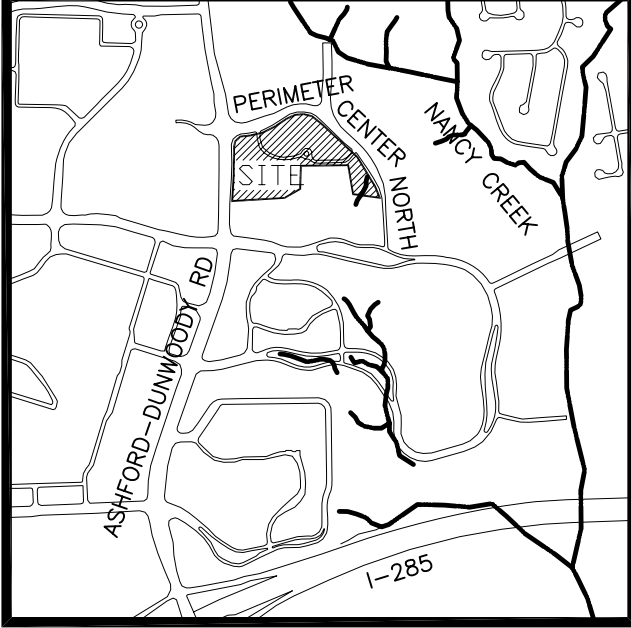


STERLING POINTE  
REZONING SITE PLAN

PERIMETER CENTER NORTH, DUNWOODY, GEORGIA  
MAY 20, 2013



- GENERAL NOTES:
1. SITE AREA : 11.5393 ACRES, ZONED OCR (OFFICE-COMMERCIAL-RESIDENTIAL)  
PERIMETER CENTER TRACT: 7.3891 ACRES  
PERIMETER CENTER NORTH TRACT: 4.1502 ACRES
  2. LOCATION : ASHFORD-DUNWOODY ROAD & PERIMETER CENTER NORTH  
PARCEL: 18 350 01 170
  4. LAST EXISTING USE : OFFICE COMPLEX AND PARKING LOT
  5. PROPOSED USE: MIXED USE COMPLEX AND PARKING LOT
  6. OWNER/DEVELOPER : HOTEL DEVELOPMENT PARTNERS, LLC  
3414 PEACHTREE ROAD NE, SUITE 1075  
ATLANTA, GEORGIA 30326  
STEVE SMITH, 770-330-3233
  - CONTACT PERSON:
  - DESIGNER/ENGINEER : MCFARLAND - DYER & ASSOCIATES, INC.  
4174 SILVER PEAK PARKWAY  
SUWANEE, GEORGIA 30024  
JEFF DYER (770) 932-6550,  
JDyer@gomda.net
  - CONTACT PERSON:



VICINITY MAP  
NOT TO SCALE

SYMBOL LEGEND

- R/W - Right-of-Way  
P/L - Adjoiner Property Line  
P.O.B. - Place/Point of Beginning  
P.O.C. - Place/Point of Commencement  
No. - Schedule B-Section II Item  
No. - Number  
Rad - Radius  
Arc - Arc Length  
D - Delta Angle  
ChL - Chord Length  
ChB - Chord Bearing  
Msd. - Measured  
Dd. - Deed  
(Record) Actual
- Monumentation Found as Noted
  - 5/8" Rebar w/Cap Set or to be Set
  - Iron Nail or Drill Hole Set
  - Monument Box w/Iron Pin
  - Storm Manhole
  - Curb Inlet Basin w/ Grate
  - Square Catch Basin
  - Curb Inlet Basin w/out Grate
  - Sanitary Manhole
  - Fire Hydrant
  - Water Valve
  - Electric Transformer
  - Electric Manhole
  - Telephone Manhole
  - Handicap Space
  - Sign
  - Wall
  - Light Pole
  - Fence
  - Concrete Area
  - No Parking Area
  - Building Area

PARKING

Existing Parking Spaces		
Existing Surface Parking		512
Existing Parking Deck		625
<b>Total existing parking</b>		<b>1,137</b>
Required Parking Spaces		
Office Building (162,860 gsf / 1 per 250 sf)	652	
Office Building - 186,887 gsf / 1 per 250 sf	748	
Hotel 134 keys / 1.25 per guestroom	168	
Restaurant 10,600 gsf / 1 per 75 per sf	141	
Retail 15,000sf / 1 per 182 sf	83	
<b>Total required parking</b>		<b>1,792</b>
<b>Minimum Parking Approved in Previous Dekalb County Case Z-08-15025 &amp; SLUP-08-15024</b>		
Two office buildings, 200 room hotel, 10,000 sf restaurant		<b>1,118</b>
Proposed Shared Parking Spaces (Subject to ZBA Approval)		
Utilization Rate		
Office - 3/1000	100%	1050
Hotel 134 - 1 per room	65%	87
Restaurant - 10/1000	70%	74
Retail - 5/1000	60%	50
<b>Total proposed</b>		<b>1,261</b>
Proposed Parking Spaces Shown (Subject to ZBA Approval)		
Existing Parking Deck	625	
Surface Parking	437	
*Parking Deck upper level	219	
*Based on 1 Level Parking Deck		
<b>Total parking shown</b>		<b>1,281</b>

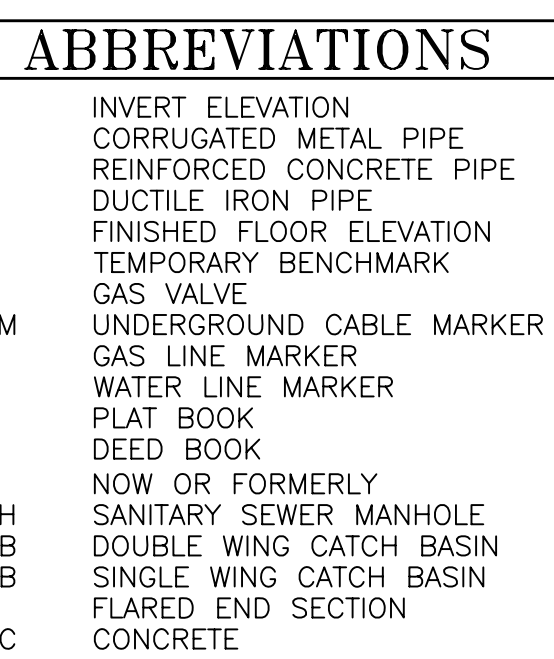


MCFARLAND-DYER & ASSOCIATES  
4174 SILVER PEAK PARKWAY, SUWANEE, GEORGIA 30024  
PHONE (770) 932-6550 FAX (770) 932-6551  
WWW.GOMDA.NET



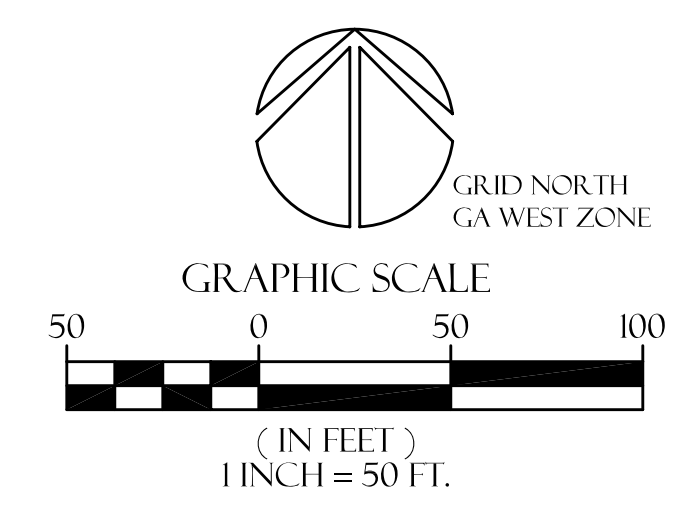
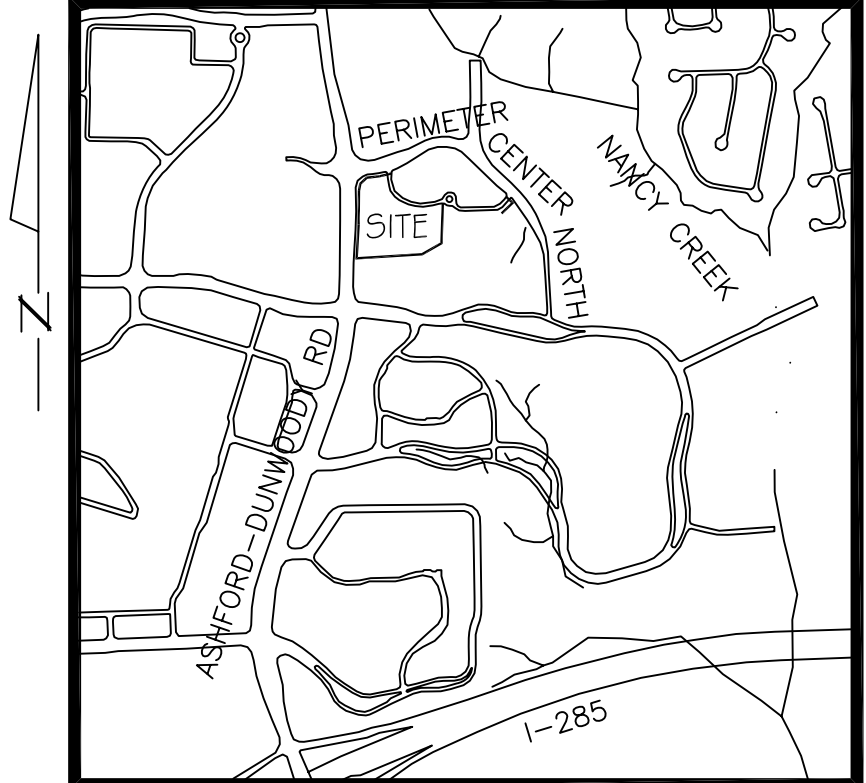






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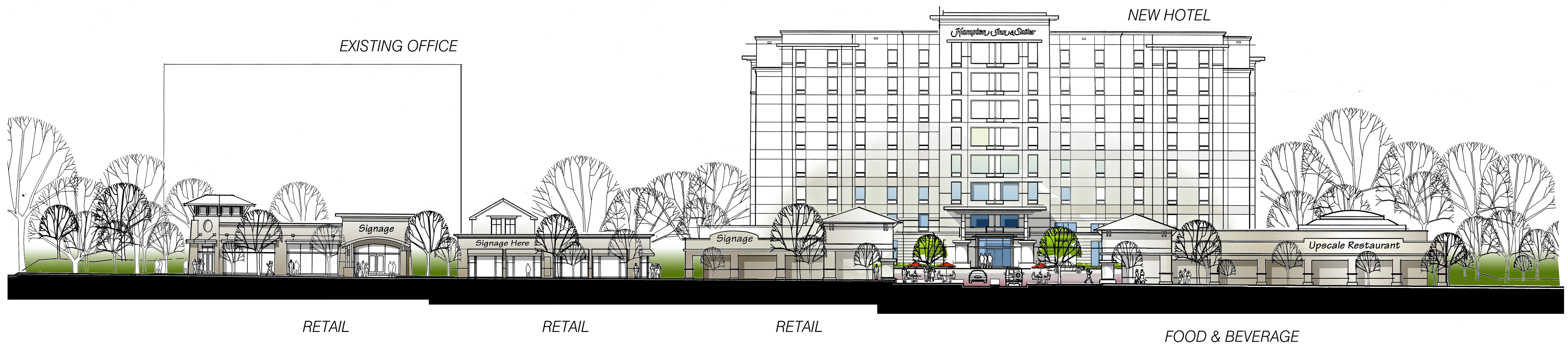
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VICINITY MAP  
NOT TO SCALE

[illegible]





HAMPTON INN & SUITES by Hilton at Sterling Pointe / Dunwoody  
Hotel Development Partners, LLC / Atlanta GA

OVERALL SITE ELEVATION from ASHFORD DUNWOODY ROAD  
RICHARD RAUH & ASSOCIATES / Architecture ATLANTA 4/9/2013





HAMPTON INN & SUITES by Hilton at Sterling Pointe / Dunwoody  
Hotel Development Partners, LLC / Atlanta GA

*RICHARD RAUH & ASSOCIATES / Architecture ATLANTA 4/9/2013*