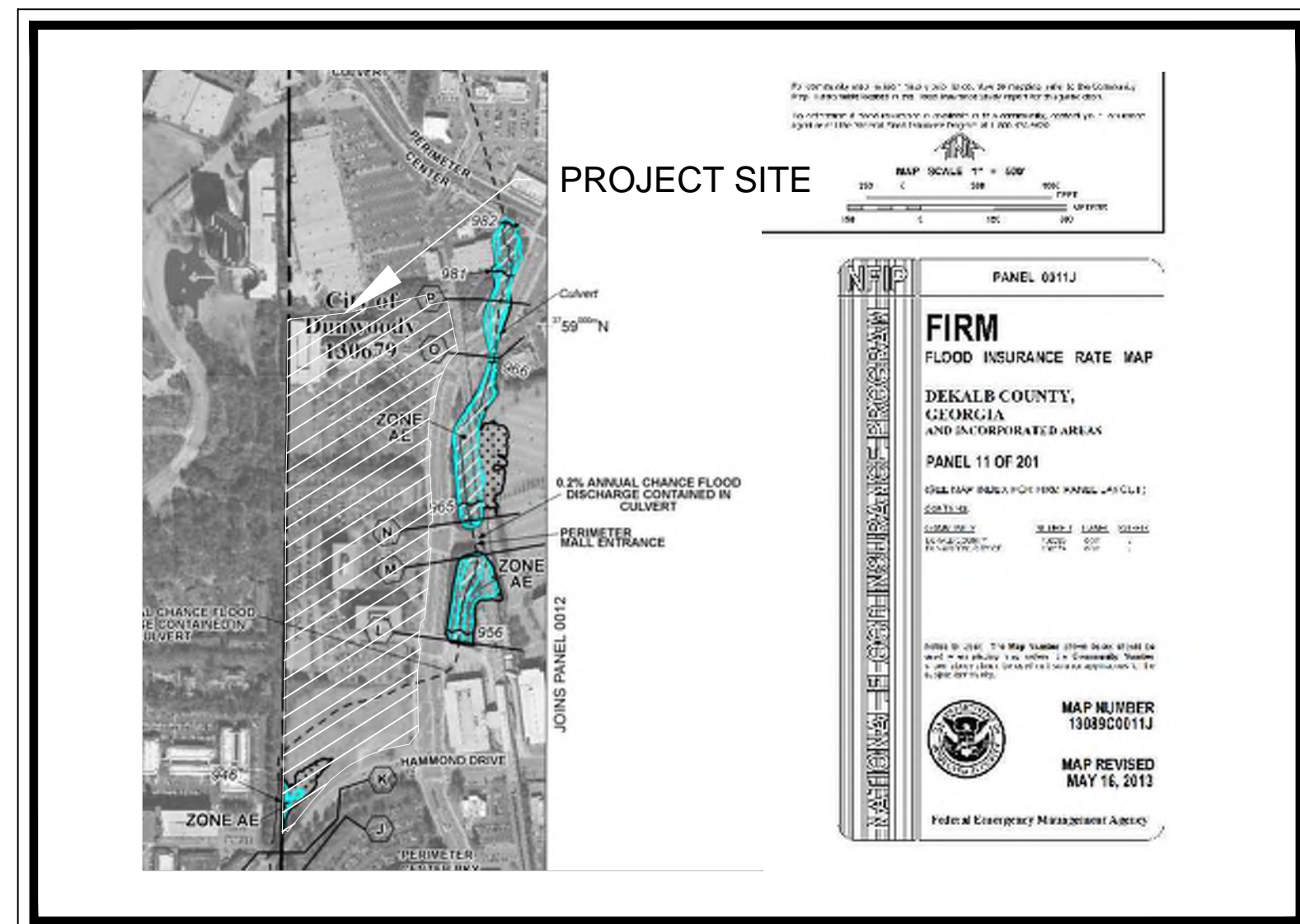


CIVIL CONSTRUCTION DRAWINGS

FOR

HIGH STREET - PHASE 1

211, 219, 223 PERIMETER CENTER PARKWAY & 1051 HAMMOND DRIVE,
DUNWOODY, GA 30346



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13089C0011J DATED 05/16/2013.



VICINITY MAP

LAND LOT 348 - 18TH DISTRICT
PARCEL NO.: 18 348 04 005, 18 348 04 023, 18 348 04 021, 18 034 04 022
EXISTING ZONING: OCrC
211, 219, 223 PERIMETER CENTER PARKWAY & 1051 HAMMOND DRIVE
CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA

PROPERTY AREA = 34.84 ACRES
TOTAL DISTURBED AREA = 16.3 ACRES

24 HOUR CONTACT
LYNN WALKER
BRASFIELD & GORRIE, LLC
PHONE: (404) 978-5343

PROJECT CONTACTS

<p>OWNER/PRIMARY PERMITTEE HIGH STREET DEVELOPMENT LLC 125 HIGH STREET HIGH STREET TOWER, 27TH FLOOR BOSTON, MA 02110 CONTACT: JEFFREY LOWENBERG PHONE: (617) 854-6641</p>	<p>CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 CONTACT: DEREK ZITTRAUER, P.E. PHONE: (770) 619-4280</p>	<p>ARCHITECT DWELL DESIGN STUDIO, LLC 3655 BROOKSIDE PKWY, SUITE 510 ALPHARETTA, GA 30022 CONTACT: W. RYAN MILLER, AIA PHONE: (770) 864-1035</p>
<p>SURVEYOR GEOSURVEY, LTD 1660 BARNES MILL ROAD MARIETTA, GA 30062 CONTACT: DAVID HESTER, R.L.S. PHONE: (770) 795-9900</p>	<p>CITY ENGINEER CITY OF DUNWOODY 4800 ASHFORD DUNWOODY RD NE DUNWOODY, GEORGIA 30346 CONTACT: RICH EDINGER PHONE: (678) 382-6801</p>	<p>COMMUNITY DEVELOPMENT CITY OF DUNWOODY 4800 ASHFORD DUNWOODY RD NE DUNWOODY, GEORGIA 30346 CONTACT: RICHARD MCLEOD PHONE: (678) 382-7600</p>
<p>WATER DEKALB COUNTY WATERSHED MANAGEMENT 1300 COMMERCE DRIVE DECATUR, GEORGIA 30030 PHONE: (404) 371-2000</p>	<p>CITY ARBORIST CITY OF DUNWOODY 4800 ASHFORD DUNWOODY RD NE DUNWOODY, GEORGIA 30346 CONTACT: AMANDA CORR PHONE: (770) 335-4460</p>	<p>SANITARY SEWER DEKALB COUNTY WATERSHED MANAGEMENT 1300 COMMERCE DRIVE DECATUR, GEORGIA 30030 PHONE: (404) 371-2000</p>
<p>GAS ATLANTA GAS LIGHT 350 CRESTWORTH CROSSING POWDER SPRINGS, GEORGIA 30127 PHONE: (404) 319-4503</p>	<p>CITY BUILDING OFFICIAL CITY OF DUNWOODY 4800 ASHFORD DUNWOODY RD NE DUNWOODY, GEORGIA 30346 CONTACT: JOHN BOLAND PHONE: (678) 382-6803</p>	<p>ELECTRIC GEORGIA POWER COMPANY 1453 DULUTH HIGHWAY 120 LAWRENCEVILLE, GEORGIA 30043 PHONE: (770) 995-4844</p>

PROPOSED SEWER:

- 46 SANITARY SEWER MHS
- 350 LF OF 6" DIP
- 2,690 LF OF 8" DIP
- 90 LF OF 10" DIP
- 360 LF OF 12" DIP
- 180 LF OF 16" DIP
- 350 LF OF 24" DIP
- 1 TIE IN LOCATION

PROPOSED WATER:

- 8 FHS
- 2,600 LF OF 8" DIP
- 600 LF OF 6" DIP
- 25 LF OF 4" DIP
- 200 LF OF 2" DIP

MARTA CONTACTS:

- **TRACK AND STRUCTURES DEPARTMENT**
PHILIPPE THOMAS
CHIEF OF STRUCTURAL INSPECTION
(404) 848-5410
- **CONSTRUCTION MANAGEMENT**
CEDRIC McKITT
CHIEF OF UTILITIES & AGREEMENTS
(404) 427-6000



DEREK M. ZITTRAUER
Level II Certified Design Professional

CERTIFICATION NUMBER 0000076500
ISSUED: 03/10/2019 EXPIRES: 03/10/2022



SEWER PROJECT DESCRIPTION:

SEWER MAIN, VARYING IN SIZE, IS TO BE INSTALLED PARALLEL TO THE 8" DIP WATER MAIN IN A 22.5' EASEMENT THROUGHOUT THE PRIVATE DRIVES ONSITE. THE EXISTING 24" DIP SANITARY SEWER PIPE ALONG THE WESTERN PROPERTY LINE WILL BE THE OUTFALL POINT. VARYING SIZE DIP LATERALS WILL CONNECT THE PROPOSED PUBLIC SEWER TO THE BUILDING. ALL ADDITIONS, INSTALLATIONS AND CHANGES TO EXISTING SANITARY SEWER INFRASTRUCTURE MUST COMPLY WITH DEKALB COUNTY STANDARDS.

WATER PROJECT DESCRIPTION:

THERE WILL BE ONE FDC FOR EACH INSTANCE IN WHICH A FIRE WATER LINE ENTERS A BUILDING. EIGHT FIRE HYDRANTS PROPOSED ARE ON SITE. EIGHT TAPS ONTO THE 8" DIP MAIN ON PERIMETER CENTER PARKWAY WILL BE MADE TO FEED THE PROPOSED FIRE AND DOMESTIC WATER INFRASTRUCTURE IN AND AROUND THE SITE. ALL ADDITIONS, INSTALLATIONS AND CHANGES TO EXISTING SANITARY SEWER INFRASTRUCTURE MUST COMPLY WITH DEKALB COUNTY STANDARDS.

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A MULTI-PHASE, MIXED USE, DEVELOPMENT. PHASE 1 OF THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF EXISTING SURFACE PARKING. THE SCOPE OF THIS PHASE 1 PACKAGE IS TO CONSTRUCT FOUR BLOCKS OF MIXED USE DEVELOPMENT, ASSOCIATED PARKING DECKS, PRIVATE INTERNAL STREETS, STORMWATER CONVEYANCE, AND ALL ASSOCIATED UTILITIES.

TEMPORARY STOCKPILE ON THE SOUTHERN MOST PORTION OF THE DEVELOPMENT IS INCLUDED.

DRAWING INDEX

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	C0-02	GENERAL NOTES
	C0-03	GENERAL NOTES
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	C0-06	GENERAL NOTES
	C0-07	GENERAL NOTES
	C0-08	GENERAL NOTES
	C0-80	OVERALL EXISTING CONDITIONS PLAN
	C0-81	EXISTING CONDITIONS PLAN NORTH
	C0-82	EXISTING CONDITIONS PLAN SOUTH
	C1-01	OVERALL DEMOLITION PLAN
	C1-02	DEMOLITION PLAN NORTH
	C2-00	OVERALL SITE PLAN
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	C2-41	PAVEMENT DELINEATION PLAN NORTH
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	C5-81	EROSION CONTROL DETAILS
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	C6-00	VEHICULAR PAVEMENT DETAILS
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	C6-30	STORM STRUCTURE DETAILS
	C6-31	STORM STRUCTURE DETAILS
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	C6-41	SANITARY SEWER DETAILS
	C6-50	WATER DETAILS
	C6-51	WATER DETAILS
	C6-52	WATER DETAILS
	LP0-00	SCHEDULE CALCULATIONS
	LP0-01	OVERALL PHASE 1 TREE PROTECTION
	LP0-02	TREE PROTECTION PLAN
	LP1-00	OVERALL PHASE 1 LANDSCAPE PLAN
	LP1-01	LANDSCAPE PLAN
	LP1-02	LANDSCAPE PLAN
	LP1-03	BLOCK 3 LANDSCAPE PLAN
	LP1-04	BLOCK 4 LANDSCAPE PLAN
	LP2-01	LANDSCAPE DETAILS



PREPARED FOR
HIGH STREET DEVELOPMENT LLC
125 HIGH STREET - HIGH STREET TOWER, 27TH FLOOR
BOSTON, MA 02110
PHONE: (617) 854-6641

PROJECT
HIGH STREET - PHASE 1
211, 219, 223 PERIMETER CENTER PARKWAY & 1051 HAMMOND DRIVE, DUNWOODY, GA 30346
LAND LOT 348, 18TH DISTRICT

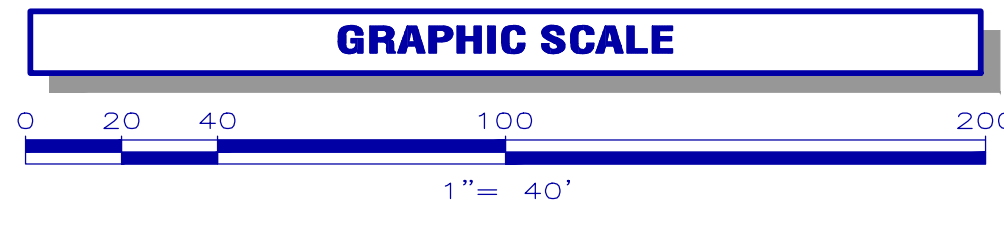
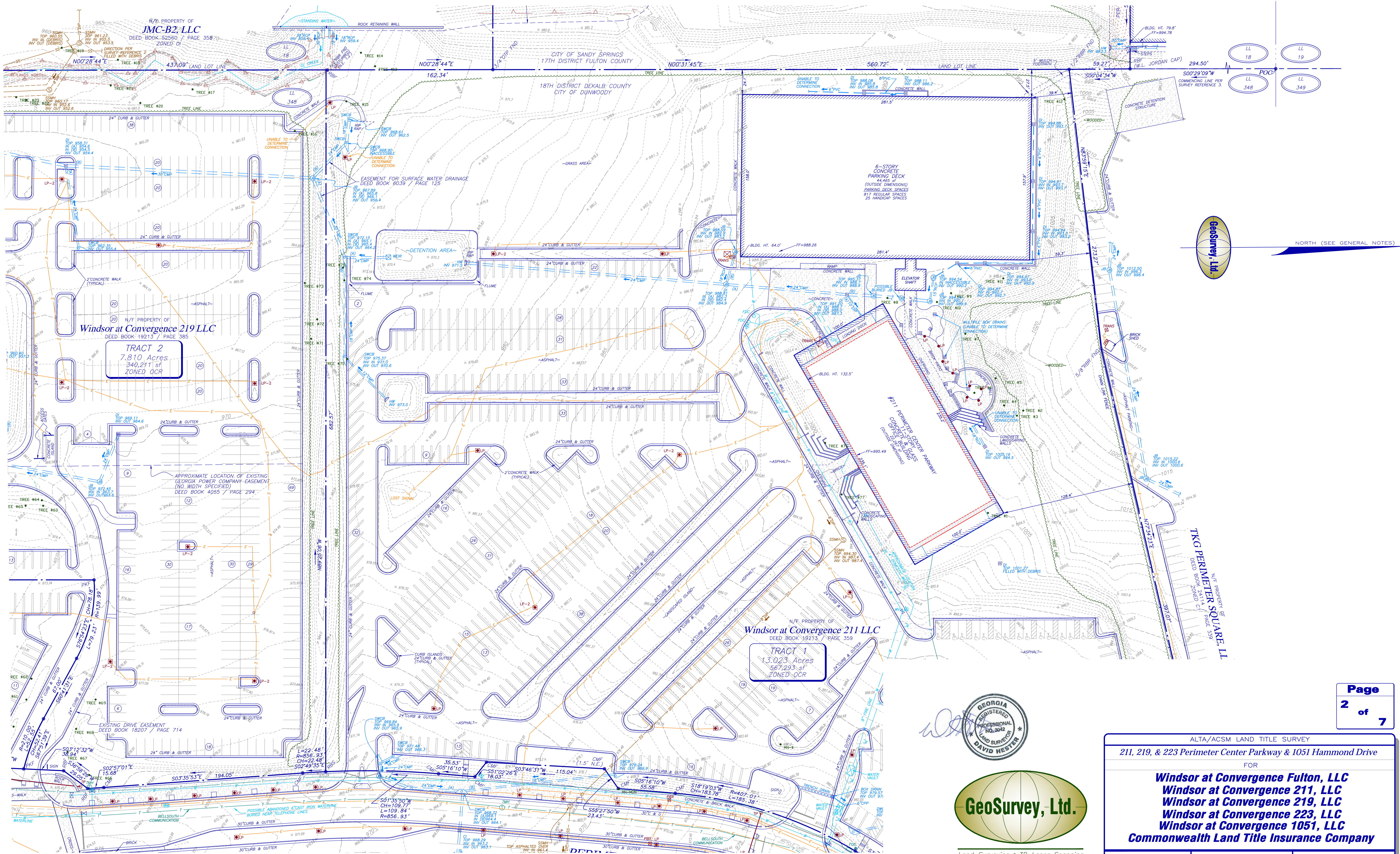


GSWCC NO. (LEVEL II) 0000076500
DRAWN BY KHA
DESIGNED BY DMZ
REVIEWED BY LHF
DATE 08/16/2019
PROJECT NO. 019473006
TITLE

COVER SHEET

SHEET NUMBER
C0-00

Drawing name: K:\ALP_P\019473006_GID - High Street\CADD\PlanSheets\Phase 1\C0-00 - CIVIL COVER SHEET.dwg C0-00 CIVIL COVER SHEET - Aug 16, 2019 3:54pm by: derek.zittrauer



CLOSURE STATEMENT

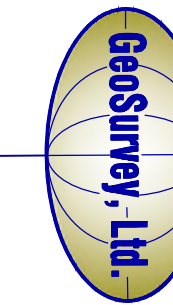
THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,399,015. FEET. JTH, INT.

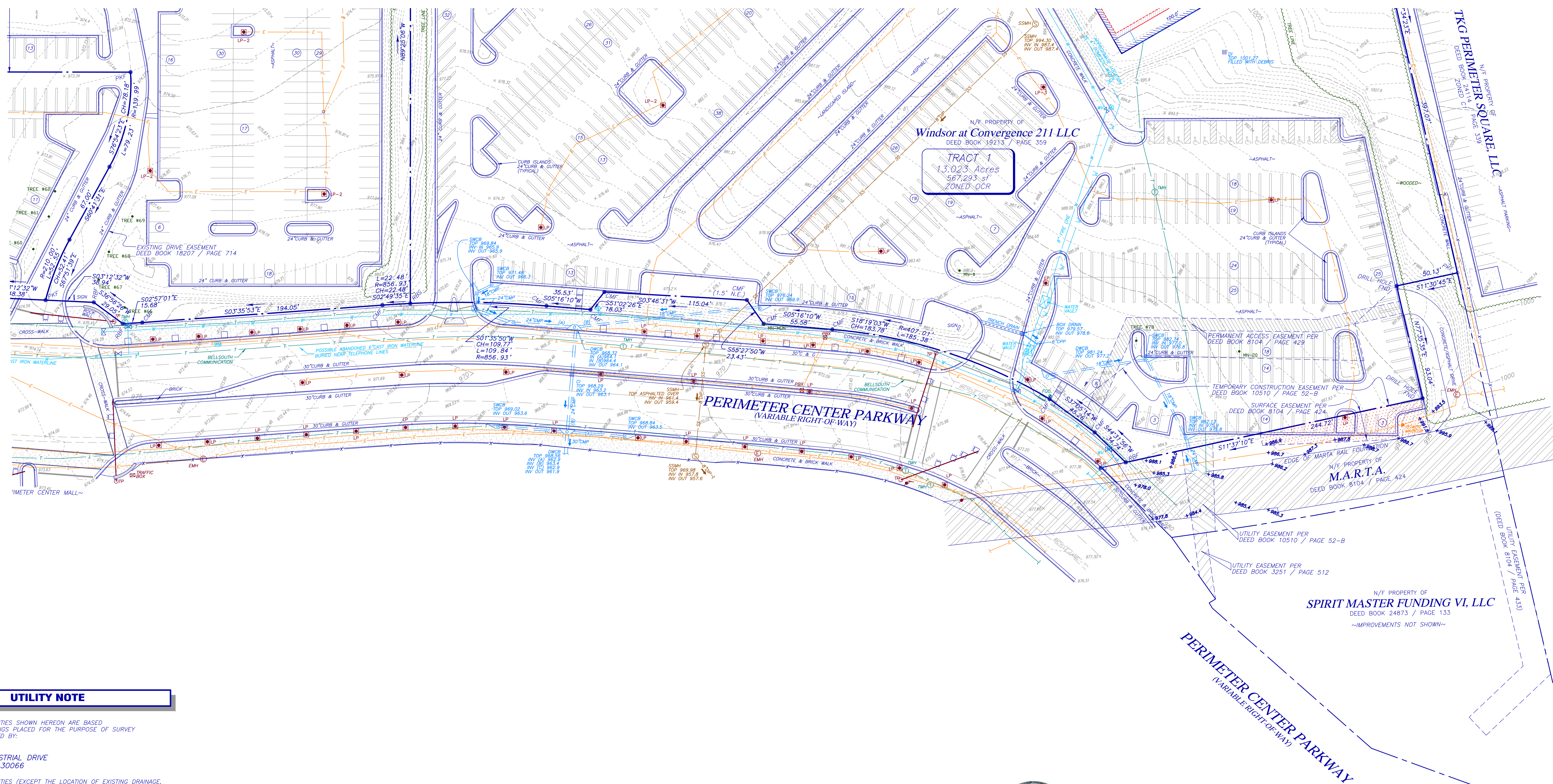
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ALTA/ACSM LAND TITLE SURVEY
211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive
FOR
Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
Windsor at Convergence 223, LLC
Windsor at Convergence 1051, LLC
Commonwealth Land Title Insurance Company

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



NORTH (SEE GENERAL NOTES)



UTILITY NOTE

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

UTILISURVEY, LLC
1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

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

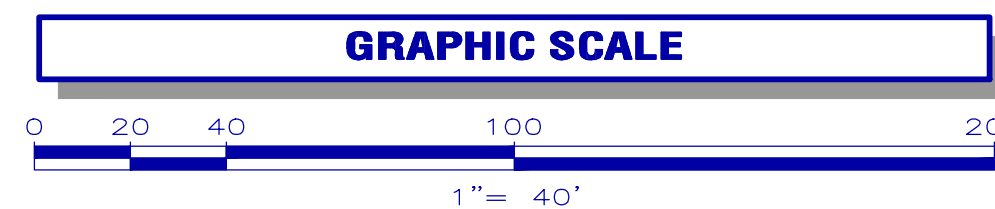
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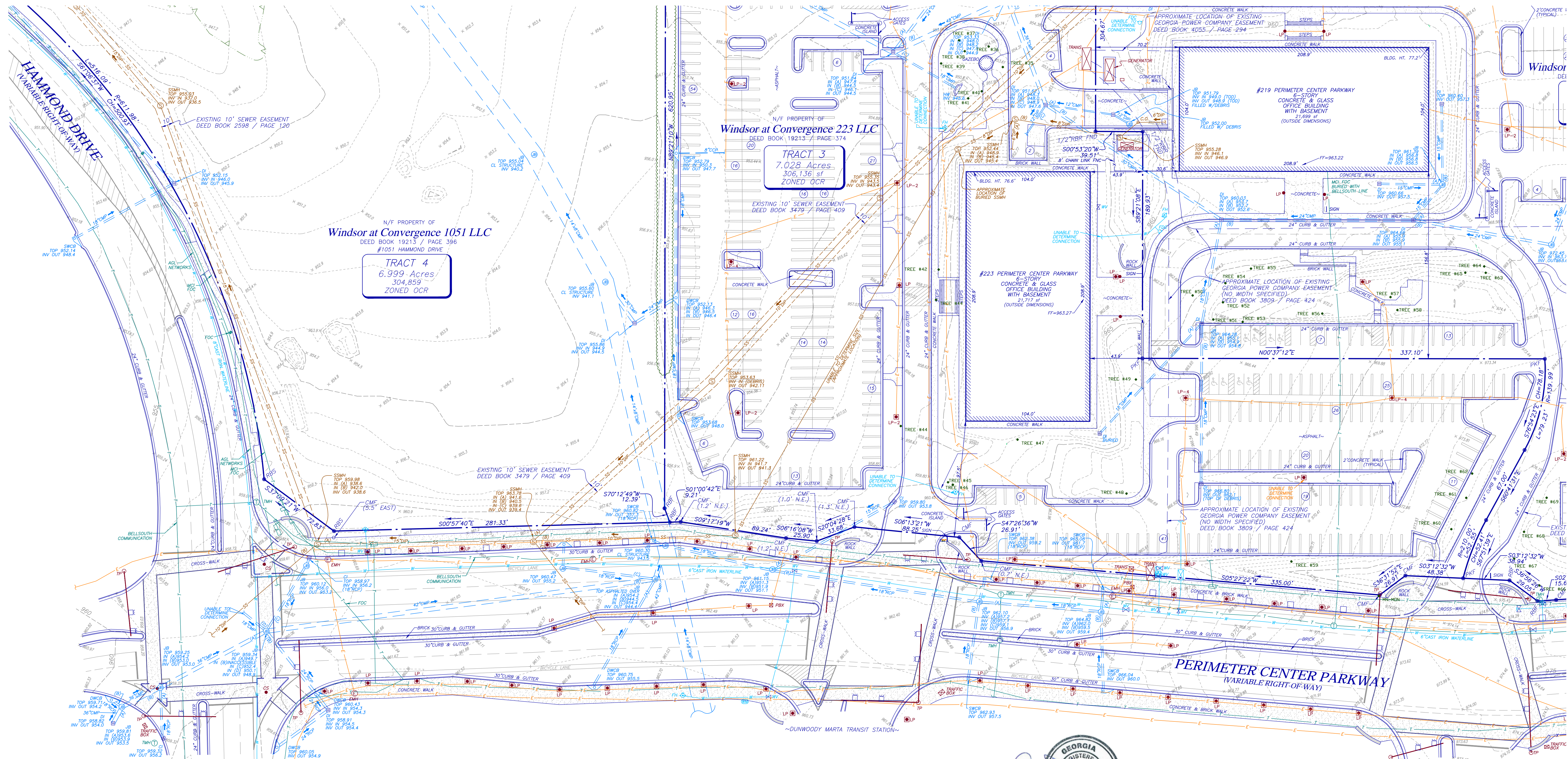
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Phone: (770) 795-9900
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EMAIL: info@geosurvey.com
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ALTA/ACSM LAND TITLE SURVEY			
211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive			
FOR			
Windsor at Convergence Fulton, LLC			
Windsor at Convergence 211, LLC			
Windsor at Convergence 219, LLC			
Windsor at Convergence 223, LLC			
Windsor at Convergence 1051, LLC			
Commonwealth Land Title Insurance Company			
GS JOB NO:	20062859	DRAWING SCALE:	1" = 40'
FIELD WORK:	TB	CITY:	DUNWOODY/SANDY SPRINGS
PROJ MGR:	DLH	COUNTY:	DEKALB/FULTON STATE: GA
REVIEWED:	JRC	LAND LOT:	18 & 348
DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH
SURVEY DATE:		05-26-2015	
REVISIONS		No. Date Description	



NORTH (SEE GENERAL NOTES)



N/F PROPERTY OF
Windsor at Convergence 1051 LLC
DEED BOOK 19213 / PAGE 396
#1051 HAMMOND DRIVE
TRACT 4
6,999 Acres
304,859
ZONED OCR

N/F PROPERTY OF
Windsor at Convergence 223 LLC
DEED BOOK 19213 / PAGE 374
TRACT 3
7,028 Acres
306,136 sf
ZONED OCR

UTILITY NOTE

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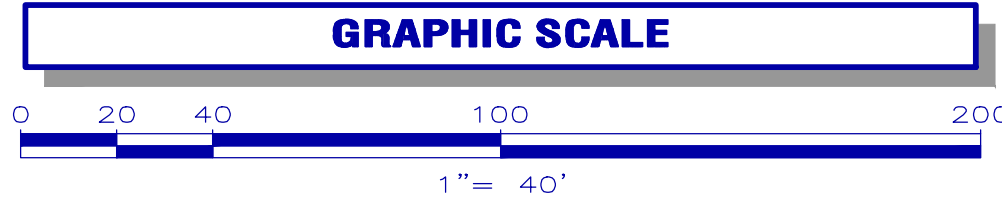
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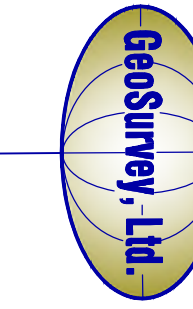
FOR
Windsor at Convergence Fulton, LLC
Windsor at Convergence 211, LLC
Windsor at Convergence 219, LLC
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Commonwealth Land Title Insurance Company

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DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH		

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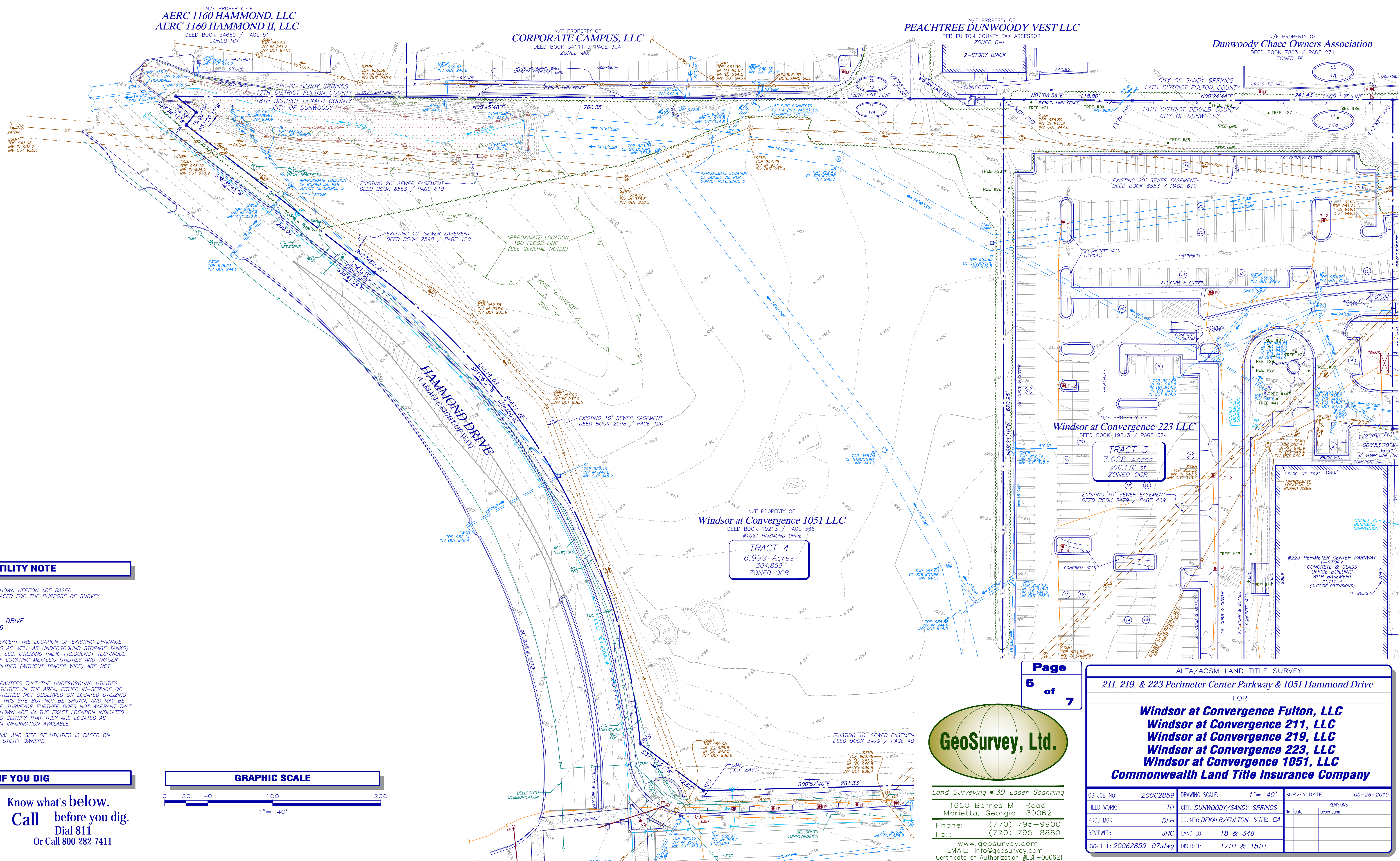
NORTH (SEE GENERAL NOTES)

N/F PROPERTY OF
AERC 1160 HAMMOND, LLC
AERC 1160 HAMMOND II, LLC
DEED BOOK 54669 / PAGE 51
ZONED MIX

N/F PROPERTY OF
CORPORATE CAMPUS, LLC
DEED BOOK 34111 / PAGE 304
ZONED MIX

N/F PROPERTY OF
PEACHTREE DUNWOODY VEST LLC
PER FULTON COUNTY TAX ASSESSOR
ZONED O-1

N/F PROPERTY OF
Dunwoody Chace Owners Association
DEED BOOK 7803 / PAGE 271
ZONED TR



UTILITY NOTE

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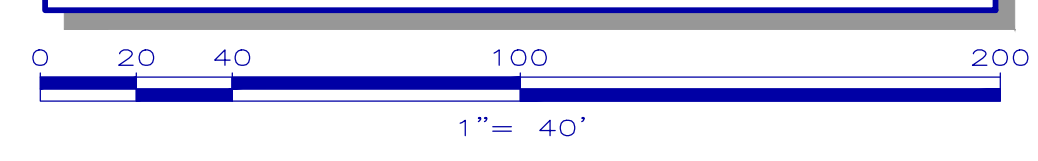
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GRAPHIC SCALE



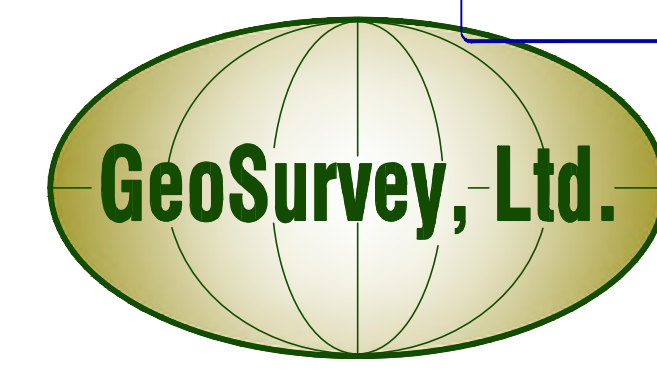
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of
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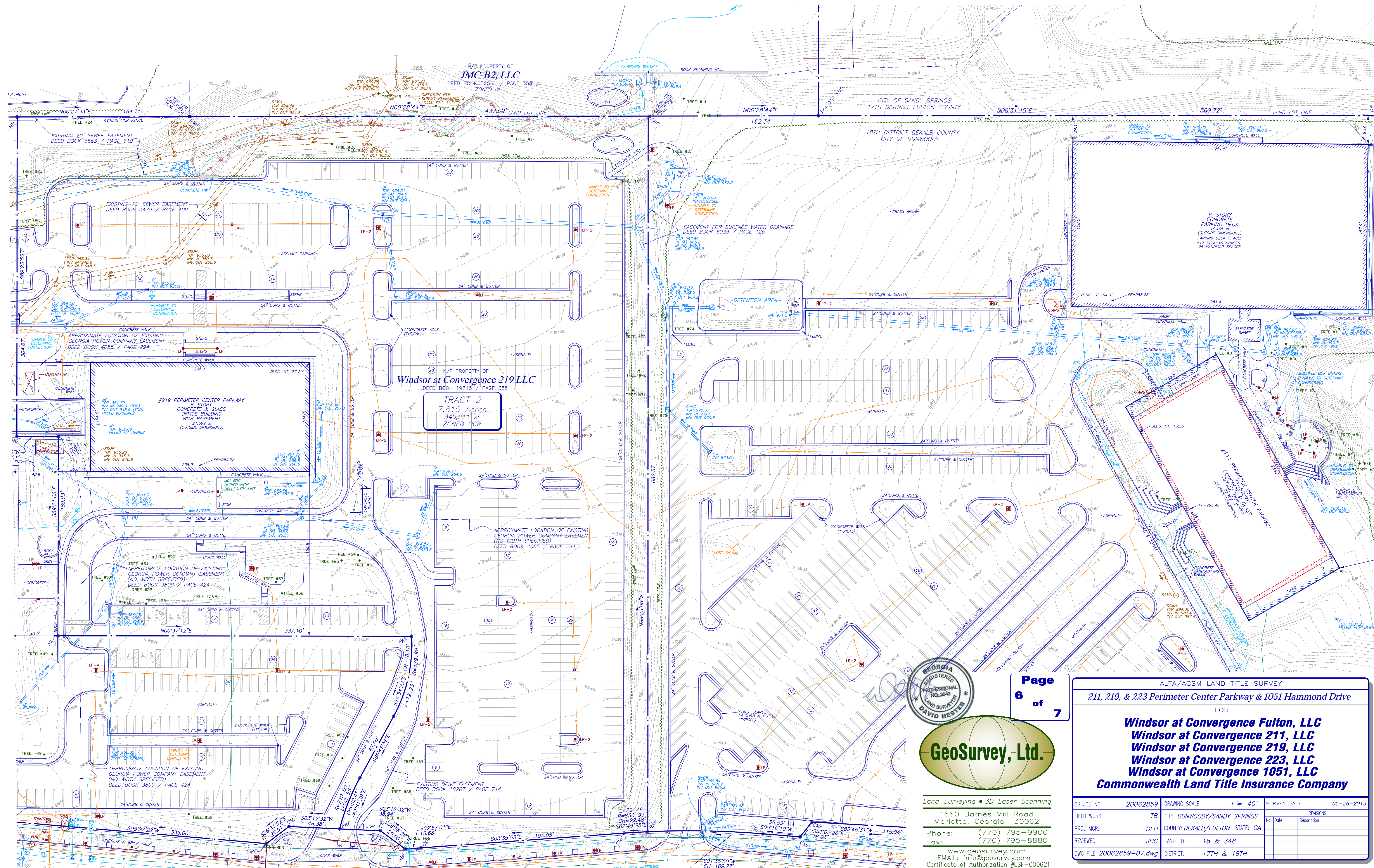
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211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive

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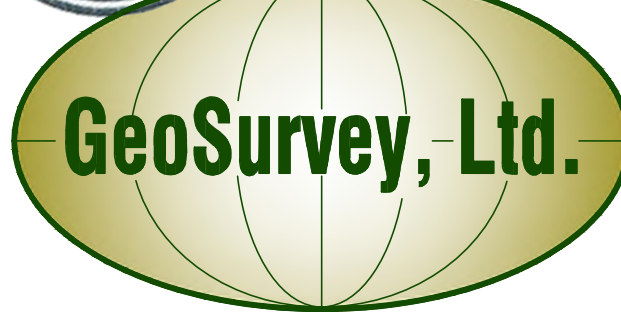
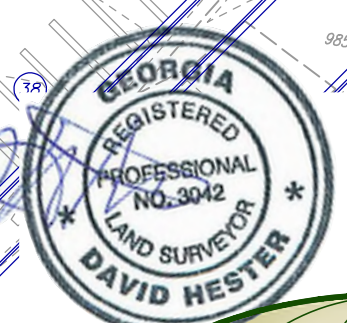
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REVIEWED:	JRC	LAND LOT:	18 & 348	No. Date	Description
DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH		



NORTH (SEE GENERAL NOTES)



N/E PROPERTY OF
Windsor at Convergence 219 LLC
DEED BOOK 19213 / PAGE 385
TRACT 2
7.810 Acres
340,211 sq ft
ZONED OCR



Page
6 of **7**

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Windsor at Convergence 1051, LLC		
Commonwealth Land Title Insurance Company		
GS JOB NO:	20062859	DRAWING SCALE: 1" = 40'
FIELD WORK:	TB	CITY: DUNWOODY/SANDY SPRINGS
PROJ MGR:	DLH	COUNTY: DEKALB/FULTON STATE: GA
REVIEWED:	JRC	LAND LOT: 18 & 348
DWG FILE:	20062859-07.dwg	DISTRICT: 17TH & 18TH
SURVEY DATE: 05-26-2015		REVISIONS
		No. Date Description



NORTH (SEE GENERAL NOTES)

UTILITY NOTE

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

UTILISURVEY, LLC
1170 ATLANTA INDUSTRIAL DRIVE
MARIETTA, GEORGIA 30066

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

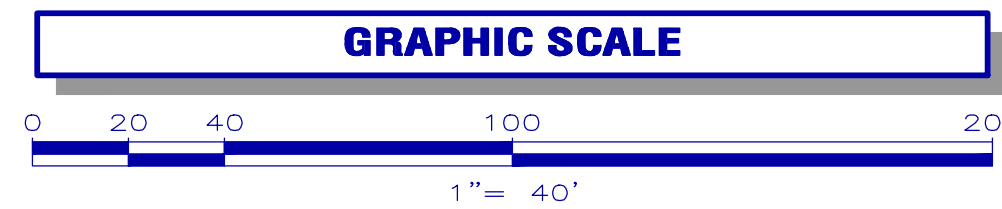
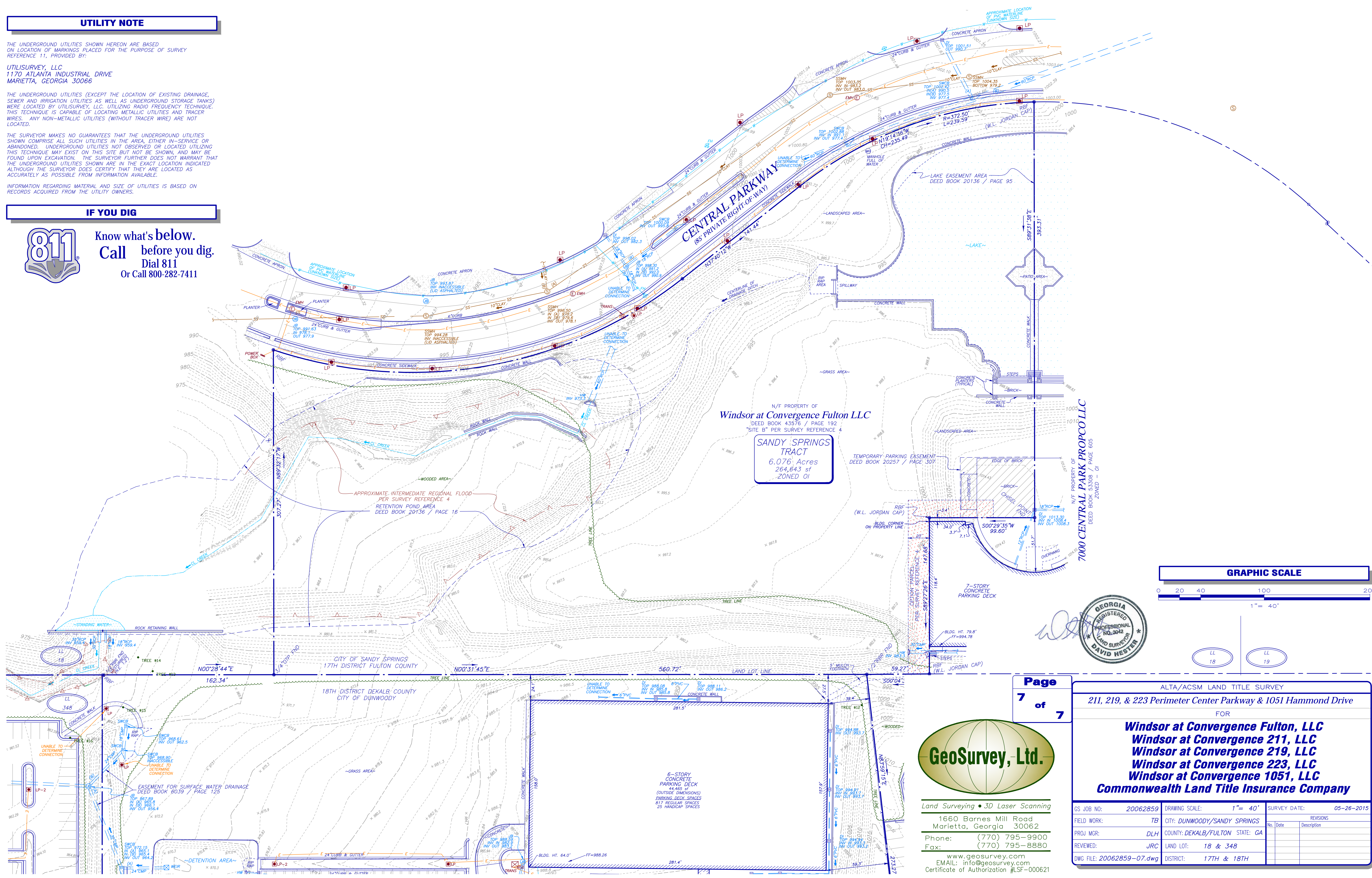
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR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

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

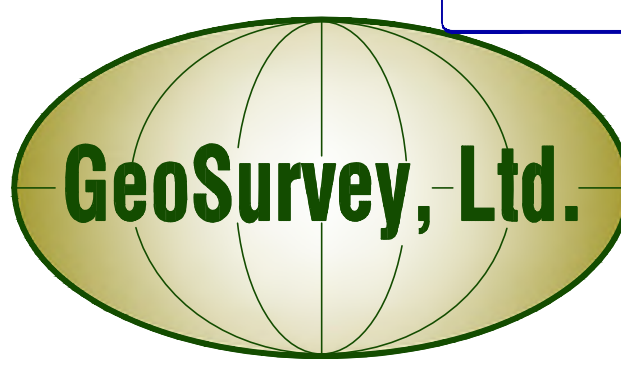
IF YOU DIG



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



Page
7
of
7



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

ALTA/ACSM LAND TITLE SURVEY			
211, 219, & 223 Perimeter Center Parkway & 1051 Hammond Drive			
FOR			
Windsor at Convergence Fulton, LLC			
Windsor at Convergence 211, LLC			
Windsor at Convergence 219, LLC			
Windsor at Convergence 223, LLC			
Windsor at Convergence 1051, LLC			
Commonwealth Land Title Insurance Company			
GS JOB NO:	20062859	DRAWING SCALE:	1" = 40'
FIELD WORK:	TB	CITY:	DUNWOODY/SANDY SPRINGS
PROJ MGR:	DLH	COUNTY:	DEKALB/FULTON STATE: GA
REVIEWED:	JRC	LAND LOT:	18 & 348
DWG FILE:	20062859-07.dwg	DISTRICT:	17TH & 18TH
SURVEY DATE:		05-26-2015	
REVISIONS		No. Date Description	

Drawing name: K:\ALP_PR\019473000_GID - High Street\CADD\PlanSheets\Phase 1\C0-01 COVER SHEET.dwg Aug 16, 2019 1:27pm by: deekz.zittrauer



NOTICE OF DECISION

To: Chick Krautler, ARC
Sonny Dariso, GRTA
Brandon Beach, GRTA
Jerry Bowman, GRTA
John Sibley, GRTA
Jeanie Thomas, GRTA
Bob Voyles, GRTA

To: Vernon Jones, DeKalb County CEO
John Danah, GID Urban Development Group
and certified mail

From: Steven L. Stancil, GRTA Executive Director

Copy: Kirk Fjelstul, GRTA
Laura Beall, GRTA
Art Gibert, DCA
Haley Fleming, ARC
Steve Walker, GDOT
Mike Lobdell, GDOT Dist 7
Patreece Keeler, DeKalb Co Transportation
Shawanna Bowles, DeKalb Co Planning
Mark Moore, City of Sandy Springs
Carly Smith, Perimeter CID
John Walker, Kimley-Horn & Associates
Chad Sands, HGOR
Woody Galloway, Dillard & Galloway

Date: August 22, 2007

Re: DRI 1432 High Street

This Notice of Decision shall supersede the following previous decisions for:
DRI 285 Perimeter Town Center - original decision dated August 8, 2002 and amended decision dated September 9, 2002; and
DRI 366 TMW Management - original decision dated May 9, 2003.

Notice of Decision for Request for Non-Expedited Review of DRI 1432 High Street

The purpose of this notice is to inform GID Urban Development Group (the Applicant), DeKalb County (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 1432 High Street (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the Procedures and Principles for GRTA Development of Regional Impact Review and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is approved subject to conditions, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based upon review of the applicant's DRI Review Package. The Review Package includes the site development plan dated July 19, 2007 and received by GRTA on July 23, 2007, prepared by HGOR, titled "High Street" (Site Plan) and the analysis prepared by Kimley-Horn and Associates, Inc., dated July 2007 and received by GRTA on July 13, 2007 (together the Review Package).

Pursuant to Section 2-501 of the Procedures and Principles for GRTA Development of Regional Impact Review, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the Procedures and Principles for GRTA Development of Regional Impact Review, available from GRTA or on the Worldwide Web at <http://www.grta.org/dri/home.htm>. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its September 12, 2007 meeting.

Signature of Steven L. Stancil

Steven L. Stancil
Executive Director
Georgia Regional Transportation Authority

Notice of Decision for DRI 1432 High Street

Page 2 of 7

Attachment A - General Conditions

Conditions to GRTA Notice of Decision:

The conditions provided herein shall supersede conditions from the Notice of Decisions for DRI 285 Perimeter Town Center - original decision dated August 8, 2002 and amended decision dated September 9, 2002; and DRI 366 TMW Management - original decision dated May 9, 2003.

Development Intensity and Use

- The development shall be mixed use including hotel, retail, office and residential uses.
Provide retail pedestrian entrances onto Perimeter Center Parkway and oriented to transit facilities, in accordance with the Livable Centers Initiative (LCI) Study for a "Transit Village".

Road Connectivity

- Provide at least two road stub outs for future roadway connections at the western property line. The access shall accommodate future connections to Central Parkway and/or Peachtree Dunwoody Road, west of this DRI.
Provide a shared north-south roadway adjacent to the western property line, labeled "Street 2" and shown on plan.

Access Management

- A maximum of one full movement driveway is allowed onto Hammond Drive.
A maximum of three full movement driveways are allowed onto Perimeter Center Parkway.
Align internal streets and driveways, or offset by at least 125 feet.
All internal intersections shall be a minimum of 100 feet from Hammond Drive or Perimeter Center Parkway, as measured from the stop bar.

Pedestrian and Bicycle Facilities

- Provide crosswalks across Perimeter Center Parkway at all vehicular entrances with a median break, consistent with the "Perimeter Public Spaces Standards" dated July 7, 2002 or any update to these guidelines (prepared for the Perimeter Community Improvements Districts, DeKalb County and Sandy Springs).
Provide sidewalks along both sides of all internal roadways.
Provide sidewalks along property frontage along Hammond Drive and Perimeter Center Parkway.
Provide crosswalks at all internal intersections.
Provide bicycle racks on each parking deck and designated park area.

Transit Facilities

- Provide covered bus shelters at all existing bus stops along property frontage.
Coordination shall occur with MARTA to design and implement a safe and efficient passageway to access the Dunwoody MARTA rail station. This passageway shall include, as needed, striped pedestrian walkways, wayward finding signage, handrails, additional lighting and fire code compliant access.
Allow access and stop locations for shuttle buses when a consolidated shuttle system is implemented.

Notice of Decision for DRI 1432 High Street

Page 3 of 7

Roadway Improvements as Conditions to GRTA Notice of Decision:

The following improvements are required on and adjacent to non-state routes:

Peachtree-Dunwoody Road @ Hammond Drive

- Install a westbound right-turn lane along Hammond Drive (also in DRIs #740, #883, #1153).
Install a northbound right-turn lane along Peachtree-Dunwoody Road (also in DRIs #740, #883, #1153).
Install an additional northbound left-turn lane (creating dual left-turn lanes) along Peachtree-Dunwoody Road and provide a protected-only northbound left-turn signal phase (green arrow) (also in DRIs #740, #883, #1153).
Install an additional eastbound left-turn lane (creating dual left-turn lanes) along Hammond Drive and provide a protected-only northbound left-turn signal phase (green arrow).

Perimeter Center Parkway @ Hammond Drive

- Install an additional southbound left-turn lane (creating dual left-turn lanes) along Perimeter Center Parkway.
Install an exclusive northbound left-turn lane on Perimeter Center Parkway

Hammond Drive @ property frontage

- Preserve necessary right-of-way for Hammond Drive road widening project (ARC #DK-217/GDOT #0006883).

Hammond Drive @ Proposed Driveway #1

- Provide a shared driveway with the adjacent western property, as shown on plan. (DRI #740 Corporate Campus Expansion).
Install a traffic signal, when warranted.
Install an eastbound left-turn lane along Hammond Drive.
Install a westbound right-turn lane along Hammond Drive.
At time of installation, install or extend raised median along Hammond Drive beyond Driveway #2.

Hammond Drive @ Proposed Right-In/Right-Out Driveway #2

- Install a westbound right-turn lane along Hammond Drive.
At time of installation, install or extend raised median along Hammond Drive beyond Driveway #2, as approved by DeKalb County.

Perimeter Center Parkway @ Driveway #7

- Install an eastbound right-turn and left-turn lane along Driveway #7.
Signalize intersection.
Install a northbound left-turn lane along Perimeter Center Parkway.

Perimeter Center West @ Perimeter Center Parkway

- Construct an eastbound right-turn lane with a minimum of 150' of storage. (also in DRIs #366, #440)
Provide dual northbound left-turn lanes along Perimeter Center Parkway.

Notice of Decision for DRI 1432 High Street

Page 4 of 7

Attachment B - Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All of the "Conditions to GRTA Notice of Decision" set forth in Attachment A are satisfied.
All of the "Roadway Improvements as Conditions to GRTA Notice of Decision" set forth in Attachment A are satisfied.

Notice of Decision for DRI 1432 High Street

Page 5 of 7

Attachment C - Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the Procedures and Principles for GRTA Development of Regional Impact Review, a "Required improvement means a land transportation service (def. in Section 1-201.N) or access (def. in Section 1-201.A) improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state and/or federal funding for the improvements contained in Section 2.

Section 1.

Peachtree-Dunwoody Road @ Hammond Drive

- Install a westbound right-turn lane along Hammond Drive (also in DRIs #740, #883, #1153).
Install a northbound right-turn lane along Peachtree-Dunwoody Road (also in DRIs #740, #883, #1153).
Install an additional northbound left-turn lane (creating dual left-turn lanes) along Peachtree-Dunwoody Road and provide a protected-only northbound left-turn signal phase (green arrow) (also in DRIs #740, #883, #1153).
Install an additional eastbound left-turn lane (creating dual left-turn lanes) along Hammond Drive and provide a protected-only northbound left-turn signal phase (green arrow).

Perimeter Center Parkway @ Hammond Drive

- Install an additional southbound left-turn lane (creating dual left-turn lanes) along Perimeter Center Parkway.
Install an exclusive northbound left-turn lane on Perimeter Center Parkway

Hammond Drive @ property frontage

- Preserve necessary right-of-way for Hammond Drive road widening project (ARC #DK-217/GDOT #0006883)

Hammond Drive @ Proposed Driveway #1

- Provide a shared driveway with the adjacent western property, as shown on plan. (DRI #740 Corporate Campus Expansion).
Install a traffic signal, when warranted.
Install an eastbound left-turn lane along Hammond Drive.
Install a westbound right-turn lane along Hammond Drive.
Install a separate southbound right-turn lane and left-turn lane along the proposed driveway.

Notice of Decision for DRI 1432 High Street

Page 6 of 7

Hammond Drive @ Proposed Right-In/Right-Out Driveway #2

- Install a westbound right-turn lane along Hammond Drive.
At time of installation, install or extend raised median along Hammond Drive beyond Driveway #2, as approved by DeKalb County.

Perimeter Center Parkway @ Driveway #7

- Install an eastbound right-turn and left-turn lane along Driveway #7.
Signalize intersection.
Install a northbound left-turn lane along Perimeter Center Parkway.

Perimeter Center West @ Perimeter Center Parkway

- Construct an eastbound right-turn lane with a minimum of 150' of storage. (also in DRIs #366, #440)
Provide dual northbound left-turn lanes along Perimeter Center Parkway.

Section 2.

Hammond Drive

- ARC# DK-217/ GDOT# 0006883 - Road widening along Hammond Drive from Fulton County line to Ashford-Dunwoody Road. The project will widen Hammond Drive from 4 to 6 lanes, including bicycle lanes and other pedestrian features. The expected completion year is 2011.

I-285 Fixed Guideway Bus Rapid Transit

- ARC# AR-900A, AR-900B/ GDOT# 0003534 - Fixed guideway Bus Rapid Transit along I-285 from Cumberland/Galleria area to Perimeter Center. The expected completion year is 2012.
ARC# AR-901A, AR-901B - Fixed guideway Bus Rapid Transit along I-285 from Perimeter Center to Doraville MARTA Station. The expected completion year is 2020.

Notice of Decision for DRI 1432 High Street

Page 7 of 7



HIGH STREET DEVELOPMENT LLC
125 HIGH STREET, HIGH STREET TOWER, 27TH FLOOR
BOSTON, MA 02110
PHONE: (617) 684-6641

Table with 3 columns: No., ISSUANCE AND REVISION DESCRIPTIONS, DATE, BY

HIGH STREET - PHASE 1
211, 219, 223 PERIMETER CENTER PARKWAY & 1051 HAMMOND DRIVE, DUNWOODY, GA 30346
LAND LOT 348, 18TH DISTRICT



GSWCC NO. (LEVEL II) 0000076500
DRAWN BY KHA
DESIGNED BY DMZ
REVIEWED BY LHF
DATE 08/16/2019
PROJECT NO. 019473006

GENERAL NOTES

SHEET NUMBER C0-01

Drawing name: K:\ALP_P\019473000_GID - High Street\CADD\PlanSheets\Phase 1\CO-02 - CIVIL COVER SHEET.dwg - 02 GENERAL NOTES Aug 16, 2019 1:27pm by: denek.zittrauer



DeKalb County Planning & Development
Department
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, OCTOBER 10, 2007 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:
BOA ACTION: Approval, of variance and special exception requests to reduce the front yard setback from fifty (50) feet to zero (0) feet; to reduce parking from 1,500 spaces to 1,200 spaces; and to increase lot coverage from eighty percent to eighty-six percent.

Section 27-921 of the DeKalb County Zoning Ordinance states that any person approved by the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a writ of Certiorari setting aside the Board of Appeals decision. Such petition shall be filed within 30 days of the date of the Board of Appeals decision.
This is the deadline for filing such an appeal. If no appeal is filed, the Board of Appeals decision shall be final and binding.

- 13. All utilities shall be underground. All street lighting shall be installed with an underground feed.
14. There shall be a mandatory master property owners' association consisting of all property owner's associations within the development that shall be responsible for the maintenance of all streets, commonly-held property and improvements.
15. Developer shall follow the "Best Practice Management for Erosion Guidelines" and shall be particularly sensitive to erosion control along the property lines.
16. Detention for the development shall meet the minimum requirements of DeKalb County. In addition, unless the detention pond(s) is underground, stone or brick veneer shall be used on the exterior side of all exposed walls; the area surrounding the detention pond(s) shall be landscaped in accordance with DeKalb County requirements.
17. All HVAC equipment located on the roofs of buildings shall be screened from the view of pedestrians within the development.
18. Developer shall use its best efforts to minimize the disruption to the adjacent property owner(s) associated with the installation of off-site sewer and storm water pipe and/or improvements. Prior to construction, Developer agrees to meet with the adjacent property owner(s) to discuss the proposed construction. Developer agrees to video tape the existing condition prior to construction and to ensure that after construction, the property is left as close as possible to its original condition.
19. Signs located at the entrances to the development shall be monument style signs and shall be externally lit.

1372753 Civil Version 8/16/07

DEKALB COUNTY BOARD OF COMMISSIONERS
HEARING TYPE: PUBLIC HEARING
ACTION TYPE: ORDINANCE
SUBJECT: Rezone - G1D Urban Development II, LLC c/o Dilard & Galloway
DEPARTMENT: Planning
PUBLIC HEARING: YES
ATTACHMENT: YES
INFORMATION CONTACT: Patrick Etko/Kevin Hunter
PHONE NUMBER: (404) 371-2155

PURPOSE: Z-97-1537
Application of G1D Urban Development II, LLC c/o Dilard & Galloway to rezone property from OCR (cond) to OCR (cond). The property is located on the northeast side of Perimeter Center Parkway and Hammond Drive. The property has 1,910 feet of frontage on Perimeter Center Parkway and 763 feet of frontage on Hammond Drive and contains 34.46 acres.

RECOMMENDATION(S): PLANNING DEPARTMENT:
Approval with Conditions. Based on the submitted site plan and information as well as field investigation of the project site, it is recommended that the rezoning be approved subject to the following conditions:
1. Approval shall be in general compliance with the submitted site plan entitled "High Street", dated May 2, 2007, submitted by G1D, if variances are granted by the ZOC.
2. Approval shall be subject to conditions as provided in Attachment A, and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B, submitted by the Georgia Regional Transportation Authority (GRTA).
3. Roadway access shall be subject to the Transportation Division of the Public Works Department, the Development Division of the Planning and Development Department, and the Georgia Department of Transportation (GDOT).

PLANNING COMMISSION: Approval per staff recommendation.
COMMUNITY COUNCIL: Approval with conditions.

FOR USE BY COMMISSION OFFICER/CLERK ONLY
ACTION: N13 Z-07-1537
MOTION was made by Commissioner Boyer, seconded by Commissioner Gannon, and passed 7-0-0-0, to approve with exhibit "B" conditions of zoning, submitted by Commissioner Boyer, the rezoning application of G1D Urban Development II, LLC c/o Dilard & Galloway.

ADOPTED: SEP 25 2007
PRESIDING OFFICER: [Signature]
DEKALB COUNTY BOARD OF COMMISSIONERS

APPROVED: OCT 15 2007
CHIEF EXECUTIVE OFFICER: [Signature]
DEKALB COUNTY

Table with columns: DISTRICT, FOR, AGAINST, ABSTAIN, ABSENT. Rows include District 1-Elaine Boyer, District 2-Jeff Rader, District 3-Larry Johnson, District 4-Burrell Ellis, District 5-Lee May, District 6-Kathie Gannon, District 7-Connie Stokes.

EXHIBIT "B"
CONDITIONS OF ZONING

- 1. The Property will be developed substantially in accordance with the Site Plan dated August 13, 2007 (hereinafter the "Site Plan").
2. The total density of the development shall not exceed 400,000sf of new office space, 235,000sf of existing office space, 400,000sf of retail space, two hotels not to exceed a total of 400 rooms, 1,500 condominium residential units, and 1,500 apartment units. Heights of the buildings shall vary from two-stories to thirty-stories in height.
3. It is the Developer's intent that at build-out there will be a balance of the number of apartments and condominiums constructed on the site with there being a maximum of 1,500 apartment units and 1,500 condominium units. For the purposes of this Agreement, any age-restricted senior housing (residents restricted to 55 years and older) constructed after Phase I, up to a maximum of 250 units, will count as condominium units, whether or not such units are rental.
4. Subject to DeKalb County approval, the street network within the development shall be constructed substantially as shown on the Site Plan.
5. Retail or office space shall be developed along the street levels of the buildings to the north and south of streets 4 and 5 as shown on the Site Plan. Such uses shall also wrap around the corners of the buildings at the intersections of streets 4 and 5 and Perimeter Center Parkway such that they extend a minimum of thirty (30) feet along each building's frontage of Perimeter Center Parkway.
6. Subject to DeKalb County approval, all internal streets within the Development shall be designed to include the following: at least one travel lane, at least one lane of "on street" parallel parking, pedestrian street lamps, crosswalks, park benches, planters, street trees and landscaping and tree grates. The internal streets shall be clearly identified by street signs.
7. Street trees, a minimum of three (3) inch caliper at planting, shall be planted on both sides of internal streets at an average spacing of one (1) tree every thirty-five (35) feet.
8. Hammond Drive and Perimeter Center Parkway shall be clearly marked with street signs at the intersections with the internal streets that conform to the Perimeter CID standards.
9. Neon, gas, flashing, animated, sound emitting, or rotating signs are prohibited.
10. Sidewalks shall be provided along both sides of all interior streets. Sidewalks shall be a minimum of eight (8) feet wide and may include the tree grates and landscaping.
11. Outdoor seating shall be encouraged in the front of restaurant uses. Sidewalks adjacent to areas of outdoor seating shall have a minimum of a six (6) foot wide clear walkways for pedestrians.
12. The interior parking decks shall be located substantially in accordance with the Site Plan.

COMM. [Signature]
ITEM NO. 113
DATE: 9/25/07
CLERK'S OFFICE



HIGH STREET DRI #1432
PROPOSED SITE PLAN
DEKALB COUNTY, GEORGIA - August, 13th 2007





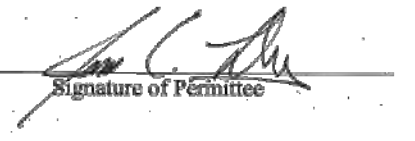
HIGH STREET DEVELOPMENT LLC
125 HIGH STREET - HIGH STREET TOWER, 27TH FLOOR
BOSTON, MA 02110
PHONE: (617) 684-6641

HIGH STREET - PHASE 1
211, 219, 223 PERIMETER CENTER PARKWAY & 1051 HAMMOND DRIVE, DUNWOODY, GA 30346
LAND LOT 348, 18TH DISTRICT



Table with project details: GSWCC NO. (LEVEL II) 0000076500, DRAWN BY KHA, DESIGNED BY DMZ, REVIEWED BY LHF, DATE 08/16/2019, PROJECT NO. 019473006, TITLE GENERAL NOTES, SHEET NUMBER C0-02

Drawing name: K:\ALP - PR\019473000_GID - High Street\CADD\PlanSheets\Phase 1\C0-03 GENERAL NOTES - Aug 16, 2019 1:27pm by: dnek.zittrauer

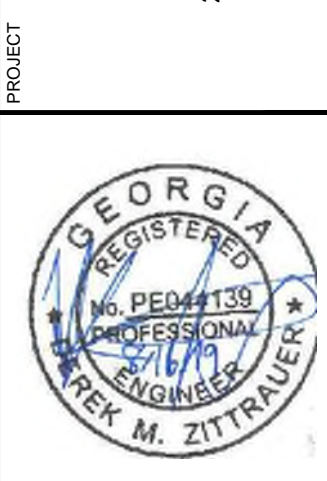
<p>DEPARTMENT OF THE ARMY PERMIT</p> <p>PERMITTEE: High Street Development, LLP Mr. John Darrah 125 High Street High Street Tower, 27th Floor Boston, Massachusetts</p> <p>PERMIT NUMBER: 200800047</p> <p>ISSUING OFFICE: US Army Corps of Engineers, Savannah District Regulatory Division, Piedmont Branch 1590 Adamson Parkway, Suite 200 Morrow, Georgia 30260-1777</p> <p>NOTE: The term "you" and its derivatives used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate District or Division office of the US Army Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.</p> <p>You are authorized to perform work in accordance with the terms and conditions specified below.</p> <p>PROJECT LOCATION: The proposed High Street Development in Northwest DeKalb County is in the unincorporated area of Danwoody on a 34.9 acre property. The property is bounded on the east by Perimeter Center Parkway, on the south by Hammond Drive, and on the west by the border of Fulton County. The southern main access point for High Street Development straddles the Fulton-DeKalb line and an adjacent property owned by Corporate Campus, LLC.</p> <p>PROJECT DESCRIPTION: The proposed development will include a mixed-use community as envisioned by the Perimeter Focus Livable Center Initiative. The community will consist of new office, hotel, condominium, apartment and street level retail components.</p> <p>PERMIT CONDITIONS:</p> <p>General Conditions:</p> <ol style="list-style-type: none"> The time limit for completing the work authorized by this Individual Permit ends on December 31, 2013. If you find that you need more time to complete the authorized activity, you must submit a request for your permit extension at least one month prior to the above date. The permittee must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. The permittee is not relieved of this 	<p>requirement if they abandon the permitted activity, although they may make a good faith transfer to a third party in compliance with General Condition 4 below. Should the permittee wish to cease to maintain the authorized activity or should they desire to abandon it without a good faith transfer, they must obtain a modification of this permit from this office, which may require restoration of the area.</p> <ol style="list-style-type: none"> If the permittee discovers any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, they must immediately notify this office of what you have found. We will initiate the federal and state coordinations required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places. If the permittee sells the property associated with this permit, they must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization. If a conditioned Water Quality Certification has been issued for the permittee's project, they must comply with conditions specified in the certification as Special Conditions to this permit. For your convenience, a copy of the certification, dated October 15, 2008 is attached. The permittee must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit. <p>Special Conditions:</p> <ol style="list-style-type: none"> A copy of this permit, including the approved drawings and plans; special conditions; the Water Quality Certification, and any amendments shall be maintained at the work site whenever work is being performed. The permittee shall ensure that all contractors, subcontractors, and other personnel performing the permitted work are fully aware of the permit's terms and conditions. The permittee shall notify the Regulatory Section, Piedmont Branch, in writing, ten days in advance of their intent to commence work on the High Street Development. Prior to construction, the limits of the proposed fill areas in jurisdictional waters shall be clearly flagged and staked by the agent and/or contractor. All construction personnel shall be shown the location(s) of all wetland and/or stream areas outside of the construction area to prevent encroachment from heavy equipment into these areas. Prior to construction the applicant shall provide documentation to the USACE that 2,142 stream credits were purchased from the Wauka Mountain Stream Mitigation Bank. All fill material, used within wetlands and/or streams authorized by this permit, shall be from clean, uncontaminated sources. 	<ol style="list-style-type: none"> All work conducted under this permit shall be located, outlined, designed, constructed, and operated in accordance with the requirements as contained in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications as contained in the "Manual for Erosion and Sediment Control, Latest Edition," published by the Georgia Soil and Water Conservation Commission or their equivalent, will aid in achieving compliance with the aforementioned minimal requirements. All fill material, used within wetlands and/or streams authorized by this permit, shall be from clean, uncontaminated sources. The attached "Certification of Compliance" shall be completed and submitted to the US Army Corps of Engineers, at the letterhead address, within ten days of completion of the authorized work. Prior to the initiating any work authorized under this permit, the permittee shall provide written documentation that the project will comply with all applicable rules, regulations, and requirements of the Federal Emergency Management Agency pertaining to construction activities in designated floodplains and/or floodways. The permittee must comply with all requirements, attached, provided by the office of Mr. Collis Brown of EPD/Flood Plain Management; Mr. Brown's requirements are shown on the attachment identified as STATE IDENTIFICATION: GA090815012. The permittee shall perform any necessary mapping to document changes in flood plains and/or floodways that may be affected by the permitted activity. The work shall be accomplished in accordance with the plans and drawings that were included with the Joint Public Notice that was issued August 13, 2008. Should the USACE determine that the permittee has adversely impacted additional waters of the United States without prior authorization/coordination, or is not in compliance with the impacts authorized to waters of the United States by and/or the compensatory mitigation plan and mitigation special conditions of this permit, the USACE may require the permittee to provide additional compensatory mitigation for the unauthorized impacts in the amount calculated using the USACE's SOP plus up to 30% additional compensatory mitigation for the first infraction. A second infraction may require a minimum of 30% more in mitigation. A third infraction may result in a higher additional percentage in mitigation, or restoration of the project property to original conditions. 	<p>FURTHER INFORMATION:</p> <ol style="list-style-type: none"> Congressional Authorities: You have been authorized to undertake the activity described above pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Limits of this Authorization: <ol style="list-style-type: none"> This permit does not obviate the need to obtain other federal, state, or local authorizations required by law. This permit does not grant any property rights or exclusive privileges. This permit does not authorize any injury to the property or rights of others. This permit does not authorize interference with any existing or proposed federal projects. Limits of Federal Liability: In issuing this permit, the Federal Government does not assume any liability for the following: <ol style="list-style-type: none"> Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit. Design or construction deficiencies associated with the permitted work. Damage claims associated with any future modification, suspension, or revocation of this permit. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require reevaluation include, but are not limited to, the following: <ol style="list-style-type: none"> You fail to comply with the terms and conditions of this permit. 	<ol style="list-style-type: none"> The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above). Significant new information surfaces which this office did not consider in reaching the original public interest decision. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7, or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order which requires you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 309.170) accomplish the corrective measures by contract or otherwise and bill you for the cost. Extensions: General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the US Army Corps of Engineers will normally give favorable consideration to a request for an extension of time limit.
<p>Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.</p> <p> 12/15/08 (DATE)</p> <p>This permit becomes effective when the federal official, designated to act for the Secretary of the Army, has signed below.</p> <p>Issued for and in behalf of: Edward J. Keris, Jr., Colonel, US Army District Engineer (DATE)</p> <p>When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities with compliance with its terms and conditions, have the transferee sign and date below.</p> <p>(TRANSFEEE) (DATE)</p>	<p>DEC. 11. 2008 2:13PM KIMLEY-HORN & ASSOCIATES NO. 6737 P. 1</p> <p>Georgia Department of Natural Resources 2 Martin Luther King, Jr. Drive, S.E., State 1152 East Tower, Atlanta, Georgia 30334-9000 Nora I. Holcomb, Commissioner Carol A. Couch, Ph.D., Director Environmental Protection Division 404/869-4715</p> <p>October 15, 2008</p> <p>Mr. John Darrah High Street Development, LLP 125 High Street High Street Tower, Floor 27 Boston, Mass. 02110</p> <p>Re: Water Quality Certification Joint Public Notice 200800047 Redevelopment of Office Center Chattahoochee River Basin DeKalb / Fulton Counties</p> <p>Dear Mr. Darrah:</p> <p>Pursuant to Section 401 of the Federal Clean Water Act, the State of Georgia issues this certification to High Street Development, LLP, an applicant for a federal permit or license to construct an activity in, on or adjacent to the waters of the State of Georgia.</p> <p>The State of Georgia certifies that there is no applicable provision of Section 301; no limitation under Section 302; no standard under Section 306; and no standard under Section 307, for the applicant's activity. The State of Georgia certifies that the applicant's activity will comply with all applicable provisions of Section 303.</p> <p>This certification is contingent upon the following conditions:</p> <ol style="list-style-type: none"> All work performed during construction will be done in a manner so as not to violate applicable water quality standards. No oils, greases, materials or other pollutants will be discharged from the construction activities which reach public waters. Section 401 Water Quality Certification shall be effective upon the date of issuance of a Stream Buffer Variance by the Director of EPD as provided in the Georgia Erosion and Sedimentation Act of 1975, as amended, O.C.G.A. 12-7-60(b)(15). 	<p>DEC. 11. 2008 2:13PM KIMLEY-HORN & ASSOCIATES NO. 6737 P. 2</p> <p>Page 2 JPN 200800047 DeKalb / Fulton Counties</p> <p>4. Mitigation shall be completed prior to final stabilization of permitted land disturbing activities on the project site.</p> <p>This certification does not relieve the applicant of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities.</p> <p>It is your responsibility to submit this certification to the appropriate federal agency.</p> <p>Sincerely,  Carol A. Couch Director</p> <p>CAC:cp cc: Mr. Gary Craig Mr. Bill Forrester Mr. Bob Lord Ms. Robin Goodloe Mr. David Vance</p>	<p>DEC. 29. 2008 17:41 4846566389 PAGE 04/04</p> <p>PROJECT: 30% DeKalb mixed-use community as envisioned by Perimeter Focus Livable Center Initiative (LCI) located north of Hammond Drive and west of Perimeter Center Parkway, in northwest DeKalb County, GA.</p> <p>STATE IDENTIFICATION: GA090815012</p> <p>Examination of the Flood Insurance Rate Map (FIRM) for DeKalb County and incorporated areas, Georgia (panel #12 H, effective May 7, 2001) along with information received from the applicant indicate that the northern portion of the project parcel area described above encroaches on a federally designated Special Flood Hazard Area (SFHA) or area of the 1-percent annual flood zone or 100-year floodplain associated with Perimeter Creek. This area of possible encroachment also includes a designated floodway.</p> <p>A floodway is defined as that portion of the floodplain that includes the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Floodway encroachment, including structures, fill placement, etc. is prohibited unless certification with supporting technical data is provided by a registered professional engineer demonstrating that the encroachment will not result in any increase in flood elevations.</p> <p>Be advised that DeKalb County must notify adjacent communities and the Georgia Department of Natural Resources (Floodplain Management Office) prior to any alteration or relocation of a watercourse or of related evidence of such notification to the Federal Emergency Management Agency (FEMA) Regulatory Office - Mitigation Division - Atlanta. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure the accuracy of community flood maps. This submission should also state that the flood carrying capacity of a stream or relocated watercourse is maintained.</p> <p>The applicant should be aware that if a proposed building site is located within a SFHA, all new construction and/or substantial improvement of any structure must be:</p> <ol style="list-style-type: none"> Elevated or (commercial structures only, floodproofed) to or above the elevation of the 1-percent annual flood event or 100-year flood at that location in accordance with local building code or (contact City or County officials regarding regulations governing elevation and construction design requirements). Adaptively designed to prevent flotation, collapse, or lateral movement of the structure resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, and Connected with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding. <p>If you wish to review your project for proximity to a SFHA, you may order all available flood maps through the National Flood Insurance Program at 1-800-256-9616 (online from http://ms.fema.gov) or by contacting the Georgia Department of Natural Resources, Floodplain Management Office at 404 65 5-6382.</p> <p>Pursuant to Executive Order 11988 Floodplain Management, direct or indirect federal support of floodplain development should be avoided unless there are no practicable alternatives. If there are no practicable alternatives and development in floodplains is to be undertaken, the federal agency should document the reasons supporting this finding through the notification procedures outlined in the Executive Order.</p> <p>RECEIVED AUG 29 2008 STATE CLEARINGHOUSE</p>	<p>DEPARTMENT OF THE ARMY SAVANNAH DISTRICT, CORPS OF ENGINEERS PIEDMONT BRANCH 1590 ADAMSON PARKWAY, SUITE 200 MORROW, GEORGIA 30260-1777</p> <p>Regulatory Division</p> <p>CERTIFICATION OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT</p> <p>PERMIT NUMBER: 200800047</p> <p>PERMITTEE: High Street Development, LLC Attention: Mr. John Darrah 125 High Street High Street Tower, 27th Floor Boston, Massachusetts 02110</p> <p>Within 30 days of completion of the activity authorized by this permit, sign this certification and return it to the following address:</p> <p>Commander US Army Engineer District, Savannah Attention: Regulatory Division, Piedmont Branch 1590 Adamson Parkway, Suite 200 Morrow, Georgia 30260-1777</p> <p>Please note that your permitted activity is subject to compliance inspection by an US Army Corps of Engineers representative. If you fail to comply with the permit conditions, it may be subject to suspension, modification, or revocation.</p> <p>I hereby certify that the work and compensatory mitigation authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit.</p> <p> 12/15/08 (DATE)</p>

PREPARED BY
Kimley-Horn
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ALPHARETTA, GA 30009
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PREPARED FOR
HIGH STREET DEVELOPMENT LLC
125 HIGH STREET - HIGH STREET TOWER, 27TH FLOOR
BOSTON, MA 02110
PHONE: (617) 684-6641

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HIGH STREET - PHASE 1
211, 219, 223 PERIMETER CENTER PARKWAY & 1051
HAMMOND DRIVE, DUNWOODY, GA 30346
LAND LOT 348, 18TH DISTRICT



GSWCC NO. (LEVEL II)	0000076500
DRAWN BY	KHA
DESIGNED BY	DMZ
REVIEWED BY	LHF
DATE	08/16/2019
PROJECT NO.	019473006
TITLE	GENERAL NOTES
SHEET NUMBER	C0-03

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Drive, S.E., Suite 1152 East Tower, Atlanta, Georgia 30334-9000
 Chris Clark Commissioner
 Carol A. Couch, Ph.D., Director
 Environmental Protection Division
 404/656-4713

May 22, 2009

Mr. John Darrah
 High Street Development, LLP
 125 High Street
 High Street Tower, 27th Floor
 Boston, Massachusetts 02110

Re: Request for Variance under Provisions of O.C.G.A. 12-7-6(b)(15) High Street Development DeKalb County

Dear Mr. Darrah:

Your stream buffer variance request for the above referenced project has been reviewed by the Georgia Environmental Protection Division's Watershed Protection Branch. The review was conducted to consider the potential impact of the proposed project's encroachment on State waters within the context of the Georgia Erosion and Sedimentation Act. Pursuant to DNR Rule 391-3-7.05(2)(f) and 391-3-7.05(2)(h), authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters for the above referenced project subject to the following conditions:


- As per your application dated April 10, 2008 and revision dated October 14, 2008;
- All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wheat straw, wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- The amount of land cleared during construction must be kept to a minimum;
- All disturbed areas must be seeded, fertilized and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed on the site perimeter wherever the stormwater may be discharged, and a double row must be installed between the land disturbing activities and State waters;

Mr. John Darrah
 Page 2
 May 22, 2009

- Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit which may be issued by DeKalb County for this project;
- This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit which may be issued by DeKalb County for this project; and
- Post-construction stormwater management systems must be maintained to insure pollutant removal efficiencies for water quality protection.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," DeKalb County is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

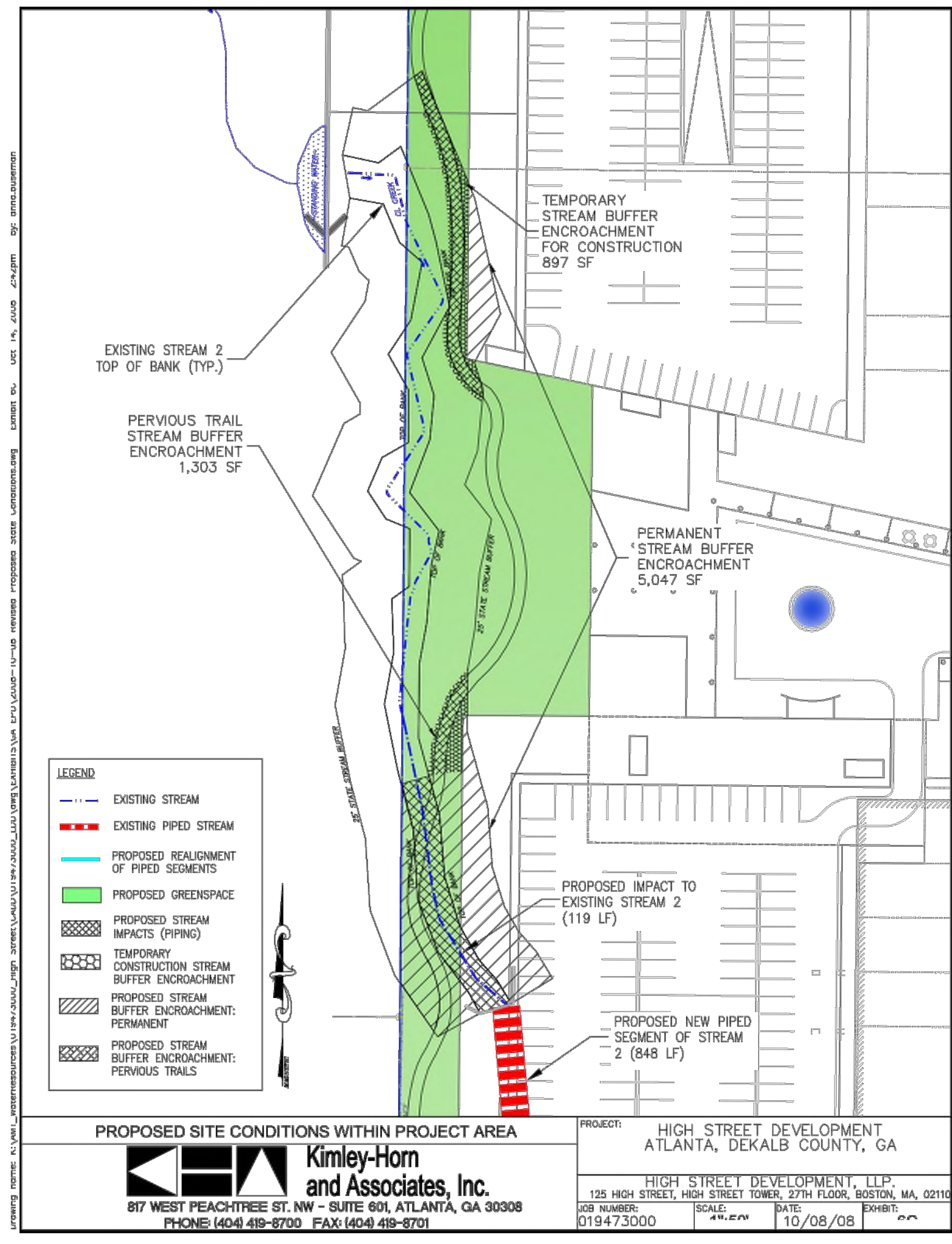
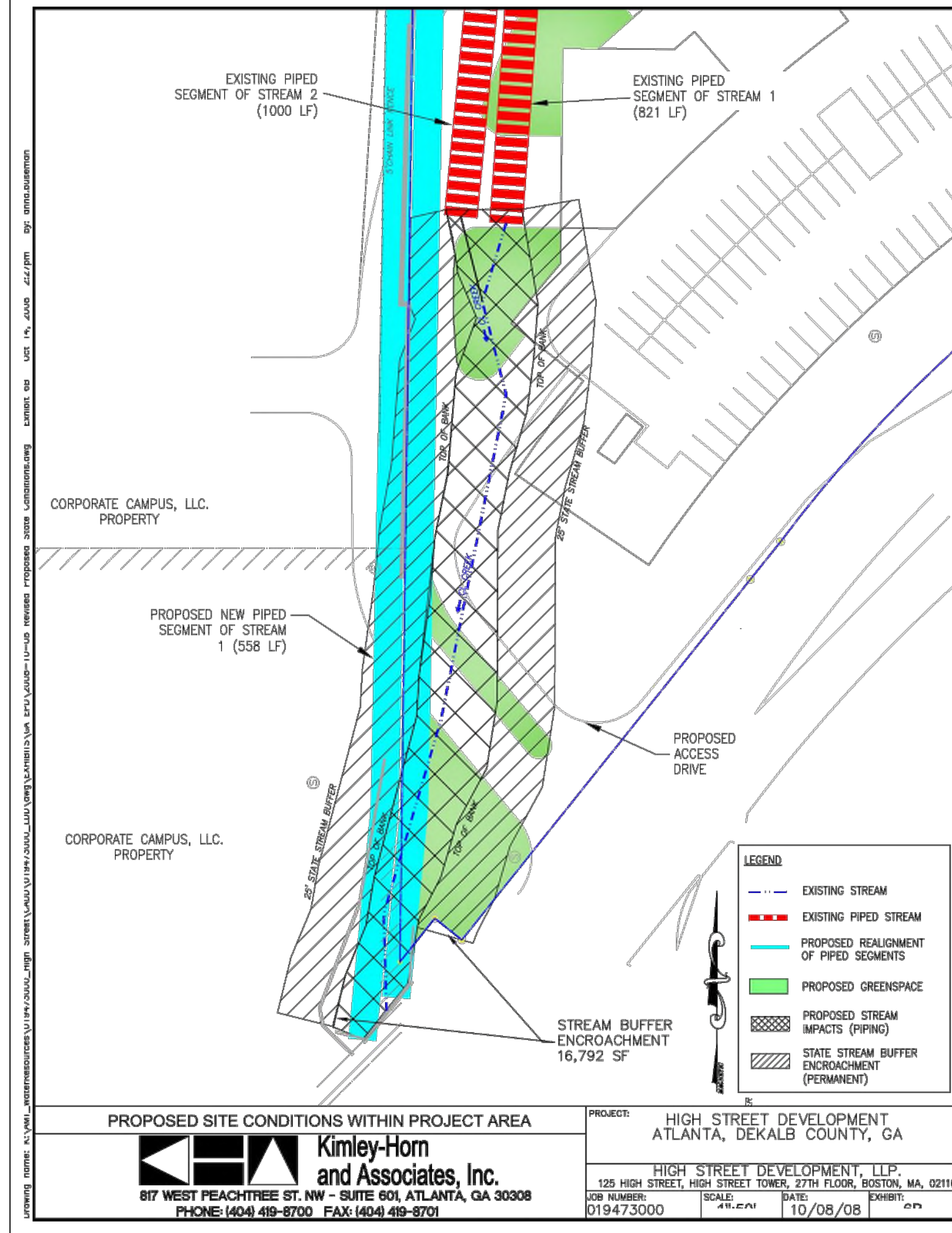
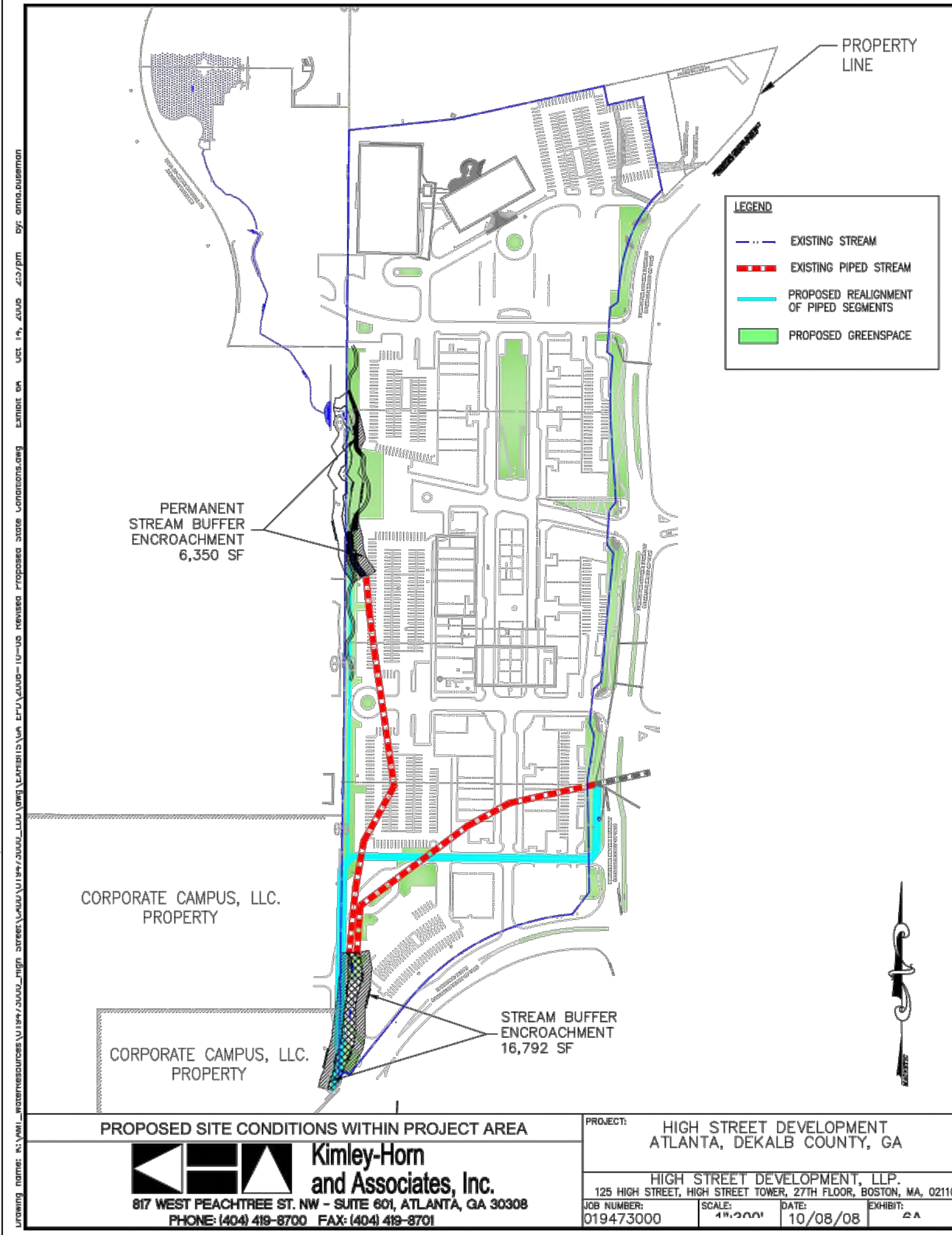
If you have any questions concerning this letter, please contact Jean Shepherd, Erosion and Sedimentation Control Unit, NonPoint Source Program, at (404) 675-6240.

Sincerely,

 Carol A. Couch
 Director

CAC:jms

cc: Honorable W. Burrell Ellis
 David Vance
 Gregory K. Hubbard
 Bert Langley
 Chris Martin
 Russell Tanning
 Keith Parsons

File: BV-044-08-04



Drawing name: K:\ALP_PRJ\019473000_GID - High Street\CADD\PlanSheets\Phase 1\CO-00 - CIVIL COVER SHEET.dwg CB-04 GENERAL NOTES Aug 16, 2019 1:27pm by: deneck.zittrauer

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PREPARED FOR
HIGH STREET DEVELOPMENT LLC
 125 HIGH STREET, HIGH STREET TOWER, 27TH FLOOR
 BOSTON, MA 02110
 PHONE: (617) 684-6641

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

HIGH STREET - PHASE 1
 211, 219, 223 PERIMETER CENTER PARKWAY & 1051
 HAMOND DRIVE, DUNWOODY, GA 30346
 LAND LOT 348, 18TH DISTRICT



GSWCC NO. (LEVEL II) 0000076500
 DRAWN BY KHA
 DESIGNED BY DMZ
 REVIEWED BY LHF
 DATE 08/16/2019
 PROJECT NO. 019473006

TITLE
GENERAL NOTES
 SHEET NUMBER
C0-04

Drawing name: K:\ALP_PR\019473000_GID - High Street\CADD\PlanSheets\Phase 1\C0-00 - CIVIL COVER SHEET.dwg - Aug 16, 2019 1:27pm by: deneck.zittrauer

January 24, 2018

VIA HAND DELIVERY

Mr. Richard McLeod, Community Development Director, 41 Perimeter Center East, Suite 250, Dunwoody, Georgia 30346

Re: Site Plan for High Street, located in the northwest quadrant of Hammond Drive and Perimeter Center Parkway

Dear Richard:

We are writing on behalf of our client, GID Urban Development II, LLC ("GID"), to confirm our understanding of the City's determinations regarding the streetscape requirement on Perimeter Center Parkway and to request a minor change to the High Street Site Plan.

As you are aware, GID applied for and received from DeKalb County a Special Land Use Permit, variances, and a rezoning of the High Street property in 2007, conditioned on a conceptual Site Plan. Since that time, GID has continued the process of perfecting the Site Plan to address design attributes, pragmatic and aesthetic concerns, and to respond to market conditions. This resulted in a couple of revisions to the Site Plan that the City approved as administrative minor changes. The last administrative minor change was approved on January 20, 2016 and included the approval of the Elkus Manfredi Site Plan, dated December 30, 2015 (the "2015 Site Plan") (attached as Exhibit A). To address additional design refinements and current market conditions, GID seeks approval of the following minor changes to the 2015 Site Plan, which are incorporated in the Elkus Manfredi Site Plan dated January 9, 2018 (the "2018 Site Plan") (attached as Exhibit B):

- The heights of some buildings have shifted. One thirty (30) story tower shifted from Block 3 on the south side of North Street to Block 9 on the west side of High Street and was replaced by an eight (8) story building. Two (2) residential levels have been added to Block 6 and to Block 8. The parking deck in Block 3 has been reduced one level and the parking deck in Block 1C has been increased by two levels.
The fourteen (14) story building in Block 1B is now a sixteen (16) story building. This building was previously designed with floor-to-floor heights that matched the floor-to-floor heights of the adjacent office Building 1A. Building 1B has now been designed with more typical residential floor-to-floor heights on all floors. Hence, while there are

238029

Building Heights

Table with columns: Block, 2015 Masterplan (Building Height, Garage Height), 2018 Masterplan (Building Height, Garage Height). Rows 1-10 and TOTAL.

*As described in the January 24, 2018 letter to Richard McLeod, the 2018 Site Plan depicts a 16-story building in Block 1 that had been marked as having 14 stories on the approved 2015 Site Plan. Although the building has two additional stories, it remains the same height as before. As redesigned, the building has shorter floor-to-floor heights and a management office intermediate level.

** The existing Office Building (211 Perimeter Center Parkway) was depicted as an 11 story office building on the 2015 Site Plan. The 211 Perimeter Center Parkway building is actually 10 stories and has been corrected on the 2018 Site Plan.



Mr. Richard McLeod, Community Development Director, January 24, 2018, Page 2

two additional stories in Building 1B; this change does not increase the overall height of the building.

- The existing Office Building (211 Perimeter Center Parkway) was depicted as an eleven (11) story office building on the 2015 Site Plan. The 211 Perimeter Center Parkway building is actually ten (10) stories and has been corrected on the 2018 Site Plan.
The townhomes that will face Perimeter Center Parkway were not labeled in the 2015 Site Plan. They have been labeled as three (3) stories in the 2018 Site Plan. Similarly, the amenity area of the westernmost parking deck in Block 1 was not labeled as seven (7) stories and has been included on the 2018 Site Plan.

- Although there has not been any change in density or use, the location of some of the residential units that were formally included in a building in Block 3 have shifted to a building in Block 9. The Applicant does not propose any change in the proposed density or number of residential units.

Section 27-337(b) of the Zoning Ordinance of the City of Dunwoody defines a minor modification of conditions as that which is not a major change. Section 27-337(a) sets out the list of changes that constitute a major change. The changes to the 2015 Site Plan described above do not constitute major changes for the following reasons:

- No building has moved closer to an exterior property boundary line. The proposed footprints of the buildings remain the same.
Site density has not changed. There has been no increase in the number of dwelling units nor an increase in the number of hotel rooms or floor space of nonresidential buildings.
The proposed changes do not affect a minimum size of residential units. There was no minimum size of residential units imposed in the Original Zoning.
The proposed changes do not affect a buffer requirement. There was no buffer requirement imposed in the Original Zoning.
None of the buildings or structures have increased in height. Some buildings have shifted in location and some buildings have decreased in height.
The proportion of floor space devoted to authorized uses has not changed.
The revisions do not alter the impact of the development on nearby properties.

I have also attached two documents, "Building Heights" and "Parking Ratios by Block," that were referenced in the January 20, 2016 approval. Building Heights compares the height of the buildings in the approved 2015 Site Plan to that in the proposed 2018 Site Plan. Parking

Parking Ratios by Block

As memorialized in a letter from Michael Tuller, dated September 28, 2009, the City of Dunwoody approved the following parking ratios for the High Street development:

Office: 3.24 spaces per 1,000 square feet of floor area
Retail: 3.24 spaces per 1,000 square feet of floor area
Residential: 1.49 spaces per dwelling unit
Hotel: 0.45 spaces per guest room

The table below compares the ratios to which parking will be built on each block in the approved 2015 Site Plan and to the ratios in the proposed 2018 Site Plan. There are no variations between the 2015 and 2018 Site Plans.

Table with columns: Block, 2015 Masterplan (Office, Retail, Residential, Hotel), 2018 Masterplan (Office, Retail, Residential, Hotel).

238030

Mr. Richard McLeod, Community Development Director, January 24, 2018, Page 3

Ratios by Block denotes the parking ratios by block and use for the approved and proposed Site Plans. We are not proposing any change to the parking ratios.

In addition, in light of the Mayor and City Council's recent approval of the Perimeter Center Overlay, we also request confirmation of our verbal discussions indicating that the existing streetscape improvements on Perimeter Center Parkway can remain and will satisfy our streetscape requirements along this frontage. The existing 20-foot streetscape standards are depicted in the illustration attached as Exhibit C. This streetscape design is in place today and has been depicted on the High Street Site Plan since the original rezoning approval in 2007. We understand that no changes are required to the streetscape on the High Street Perimeter Center Parkway frontage even though there are minor differences between the existing streetscape and the new Perimeter Center Overlay standards.

We believe your approval of this request is appropriate because the changes do not meet the definition of major changes. The changes address the ordinary evolution in design associated with taking a site plan from conceptual master plan stage to an engineered site plan which is ready for development. The changes support the intent and integrity of the Original Zoning approval as modified by the 2015 Site Plan and do not alter the impact of the development on nearby properties. In addition, the changes enhance the essential mixed-use nature of the project with pedestrian-friendly streets and sidewalks.

We trust that you will see these revisions as improvements and will administratively approve them for incorporation into High Street. Please do not hesitate to contact us with any questions.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

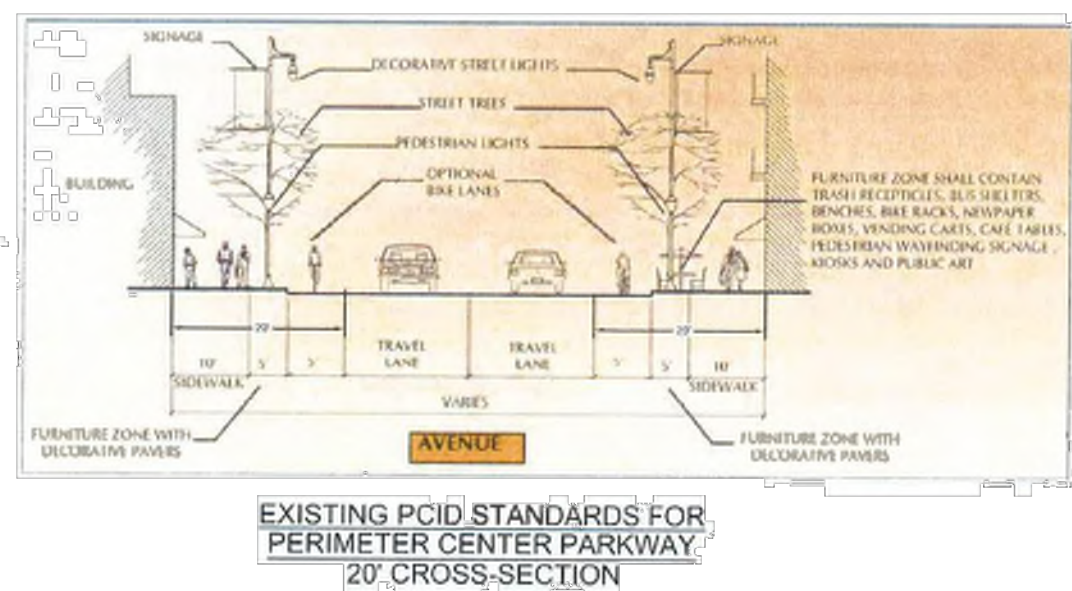
Handwritten signature of Laurel A. David

William Woodson Galloway, Laurel A. David

WWG/mo Enclosures

cc: Jeffrey Lowenberg, GID Urban Development II, LLC

EXHIBIT C



Community Development

February 14, 2018

William Woodson Galloway, 3500 Lenox Road, NE, Suite 750, Atlanta, GA 30326

RE: Minor Change Modification Application for High Street, located at 1051, Hammond Drive; 229, 219, 211, and 205 Perimeter Center Parkway

Dear Mr. Galloway:

The City's Zoning Ordinance, pursuant to Section 27-337, authorizes the Community Development Director to approve minor changes to zoning conditions of approval. In the instance of the submitted conceptual site plan proposed by High Street, the proposed changes do not, by ordinance, rise to the level of major changes for the following reasons:

- a. The movement of any building or structure adjacent to an exterior boundary line, closer to the boundary line of the property to which it is adjacent; Review of the submitted site plan indicates that some of the buildings have shifted, but the proposed footprints remain the same; there are no changes that result in a building being constructed closer to a property line than already approved by the City of Dunwoody in the 2016 minor amendment.
b. Any increase in the number of dwelling units or any increase in the total amount of floor space of any nonresidential building; There has been no proposed change in the number of dwelling units, hotel units, square footage of building uses/density for the overall project.
c. Any decrease in the minimum size of residential units; No such change has been indicated.
d. Any reduction in any buffer requirement; No such change has been indicated.
e. Any increase in building or structure height; The submitted site plan indicates the fourteen (14) story building in Block 1B has now been redesigned with more typical residential floor-to-floor heights and is now (16) stories. While this change adds two additional stories, it does not increase the overall height of the building. Overall, the submitted site plan increases and decreases the number of stories on some buildings and structures, but does not increase the overall height of any buildings or structures.
f. Any change in the proportion of floor space devoted to different authorized uses. The floor space devoted to different uses has not changed.

The "2015 Site Plan" dated December 30, 2015, was approved January 20, 2016 as a minor amendment of the original rezoning case 07-11537. Exhibit A submitted with the request, dated January 9, 2018 illustrates minor changes to the 2015 plan. Based on our review, we have determined the request and changes summarized in the letter dated January 24, 2018 to be a minor amendment and have approved the application conditioned to the following:

Exhibit A: Building Heights
Exhibit B: 2018 Site Plan, dated January 9, 2018

Please submit a copy of this letter with all further submissions for work, either directly or indirectly, related to this project.

Should you have any questions, please contact me at 678-362-6600.

Sincerely,

Handwritten signature of Richard McLeod

Richard McLeod, Community Development Director

Table with columns: No., Issuance and Revision, Descriptions, Date, By



Table with project details: GSWCC NO., DRAWN BY, DESIGNED BY, REVIEWED BY, DATE, PROJECT NO.

Drawing name: K:\ALP_PRJ\019473000_GID - High Street\CADD\PlanSheets\Phase 1\CO-00 - CIVIL COVER SHEET.dwg CO-07 GENERAL NOTES Aug 16, 2019 1:27pm by: deneck.zittrauer

William Woodson Galloway THE GALLOWAY LAW GROUP

3500 Lenox Road, Suite 760 Atlanta, GA 30326 Phone: (404) 382-4800 Fax: (404) 382-4800 www.gallowaylaw.com

December 18, 2018

VIA HAND DELIVERY

Mr. Richard McLeod Community Development Director 4800 Ashford-Dunwoody Road Dunwoody, Georgia 30338

Re: Site Plan for High Street, located in the northwest quadrant of Hammond Drive and Perimeter Center Parkway

Dear Richard:

We are writing on behalf of our client, GID Urban Development II, LLC ("GID"), to request a minor change to the High Street Site Plan.

As you are aware, GID applied for and received from DeKalb County a Special Land Use Permit, variances, and a rezoning of the High Street property in 2007, conditioned on a conceptual Site Plan. Since that time, GID has continued the process of perfecting the Site Plan to address design attributes, pragmatic and aesthetic concerns, and to respond to market conditions. This resulted in a couple of revisions to the Site Plan that the City approved as administrative minor changes. The last administrative minor change was approved on February 14, 2018 and included the approval of the Elkus Manfredi Site Plan, dated January 9, 2018 (the "January 2018 Site Plan") (attached as Exhibit A). To address additional design refinements and current market conditions, GID seeks approval of the following minor changes to the January 2018 Site Plan, which are incorporated in the Elkus Manfredi Site Plan dated December 4, 2018 (the "December 2018 Site Plan") (attached as Exhibit B):

- In order to improve the Perimeter Center Parkway frontage, Building 1C has been modified from a parking garage use to a hotel and retail use with associated parking. The Building 1C height remains unchanged. Furthermore, the maximum overall number of hotel rooms and retail square footage contained in the Site Plan remains unchanged.
In order to further enhance Perimeter Center Parkway, Block 4 and Block 6 include residential uses facing Perimeter Center Parkway on floors 2 through 7. The Block 4 and Block 6 building heights remain unchanged. Also, the maximum overall residential units contained in the Site Plan remain unchanged.

THE GALLOWAY LAW GROUP, LLC

Mr. Richard McLeod Community Development Director December 18, 2018 Page 2

In order to activate the public spaces and enhance pedestrian interest, the form of public spaces has been improved and retail pavilion buildings have been included (between Blocks 1A and 1B, Blocks 3 and 4, and Blocks 7 and 8), which allows for better shopping, dining, and programming opportunities.

Section 27-337(b) of the Zoning Ordinance of the City of Dunwoody defines a minor modification of conditions as that which is not a major change. Section 27-337(d) sets out the list of changes that constitute a major change. The changes to the 2015 Site Plan described above do not constitute major changes for the following reasons:

- No building has moved closer to an exterior property boundary line. Although a few building footprints and use locations have been modified, there are no changes that result in a building being constructed closer to a property line than already approved by the City of Dunwoody.
Site density has not changed. There has been no increase in the number of dwelling units nor an increase in the number of hotel rooms or floor space of nonresidential buildings.
The proposed changes do not affect the minimum size of residential units. There was no minimum size of residential units imposed in the Original Zoning.
The proposed changes do not affect a buffer requirement. There was no buffer requirement imposed in the Original Zoning.
None of the buildings or structures have increased in height. As with previous plans, height of structures has always been reflected as the maximum number of stories permitted and not the exact number which will ultimately be constructed.
The proportion of floor space devoted to authorized uses has not changed. As with the prior approved plans, the blocks in the December 2018 Site Plan are color coded to illustrate the types of uses that are allowed in that Block, although not all of the uses are required in that Block.
The revisions do not alter the impact of the development on nearby properties.

We believe your approval of this request is appropriate because the changes do not meet the definition of major changes. The changes proposed address the ordinary evolution in design associated with taking a site plan from conceptual master plan stage to the point where it can be released for schematic drawings. The changes support the intent and integrity of the Original Zoning approval, as subsequently modified by the January 2018 Site Plan, and do not alter the impact of the development on nearby properties. In addition, the changes enhance the essential mixed-use nature of the project with pedestrian-friendly streets and sidewalks.

THE GALLOWAY LAW GROUP, LLC

Mr. Richard McLeod Community Development Director December 18, 2018 Page 3

We trust that you will see these revisions as improvements and will administratively approve them for incorporation into High Street. Please do not hesitate to contact us with any questions.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

William Woodson Galloway Laurel A. David

WWG/mo Enclosures

cc: Jeffrey Lowenberg, GID Urban Development II, LLC

City of Dunwoody Georgia

4800 Ashford Dunwoody Road Dunwoody, GA 30338 Phone: (404) 382-4800 dunwoodyga.gov

Community Development

December 20, 2018

William Woodson Galloway 3500 Lenox Road, NE, Suite 760 Atlanta, GA 30326

RE: MM18-02: Minor Change Modification Application for High Street, located at 1051 Hammond Drive; 223, 219, 211, and 205 Perimeter Center Parkway

Dear Mr. Galloway:

The City's Zoning Ordinance, pursuant to Section 27-337, authorizes the Community Development Director to approve minor changes to zoning conditions of approval. In the instance of the December 4, 2018 conceptual site plan submitted by High Street, the proposed changes do not, by ordinance, rise to the level of major changes for the following reasons:

- The movement of any building or structure adjacent to an exterior boundary line, closer to the boundary line of the property to which it is adjacent; Review of the submitted site plan indicates that the location of the hotel has shifted from the southwest corner of the site to the northeast corner of the site, but each building's footprint remains the same. Overall, there are no changes that result in a building being constructed closer to a property line than the previous minor amendment (MM18-01), approved in February 2018.
Any increase in the number of dwelling units; or any increase in the total amount of floor space of any nonresidential building; There has been no proposed change in the number of dwelling units, hotel units, square footage of building uses/density for the overall project.
Any decrease in the minimum size of residential units; No such change has been indicated.
Any reduction in any buffer requirement; No such change has been indicated.
Any increase in building or structure height; None of the buildings or structures have increased in height from the previous minor amendment (MM18-01), approved in February 2018.
Any change in the proportion of floor space devoted to different authorized uses. The proportion of floor spaces devoted to different uses have not changed.

The "2018 Site Plan," dated January 9, 2018, was approved February 14, 2018 as a minor amendment (case MM18-01) to the "2015 site plan", dated December 30, 2015. Also, the "2015 Site Plan," was approved January 20, 2016 as a minor amendment of the original rezoning case Z-07-13537. Exhibit A submitted with the request, dated December 4, 2018 illustrates minor changes to the MM18-01. Based on our review, we have determined the request and changes summarized in the letter dated December 18, 2018 to be a minor amendment and have approved the application conditioned to the following:

Exhibit A: 2018 Site Plan, dated December 4, 2018

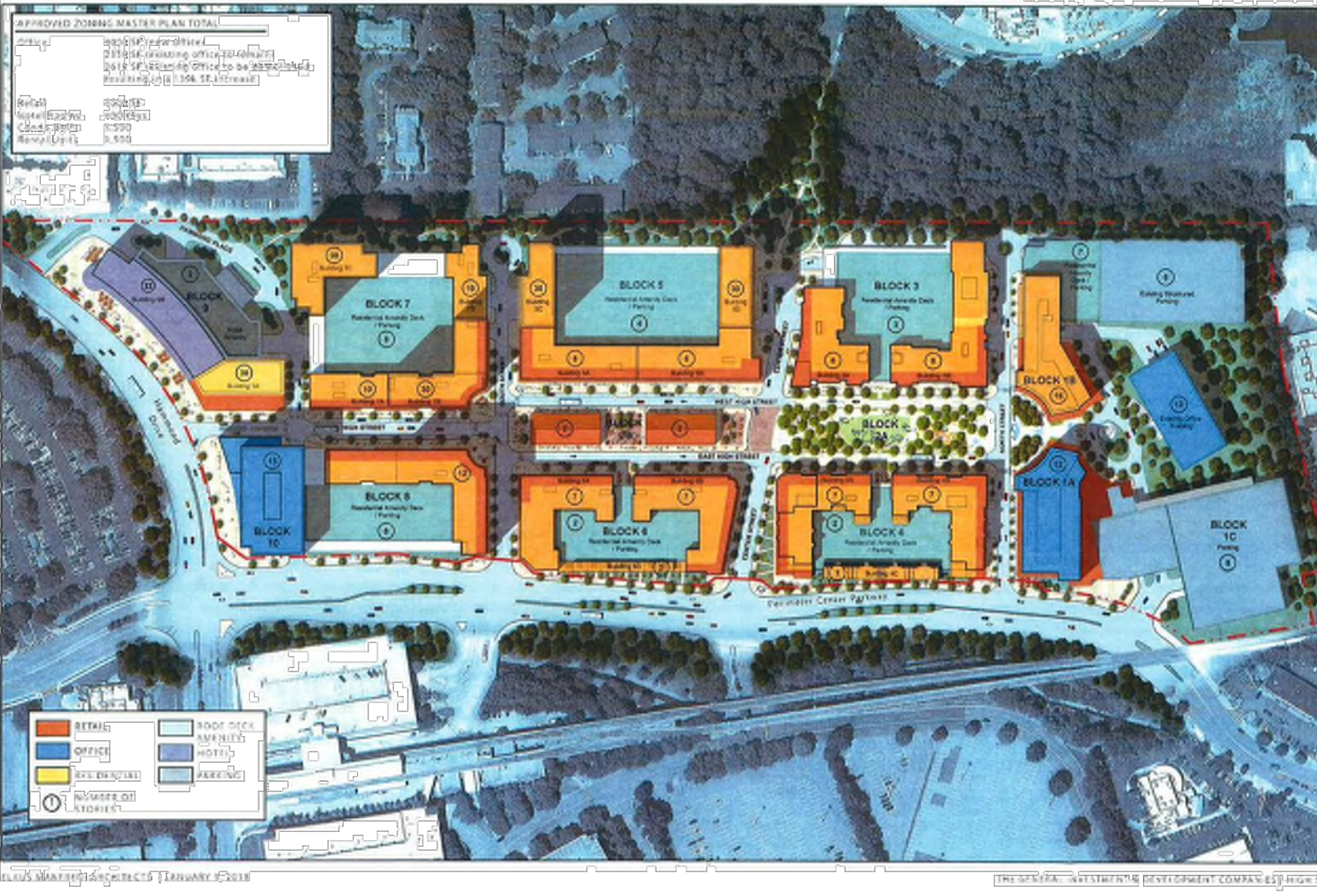
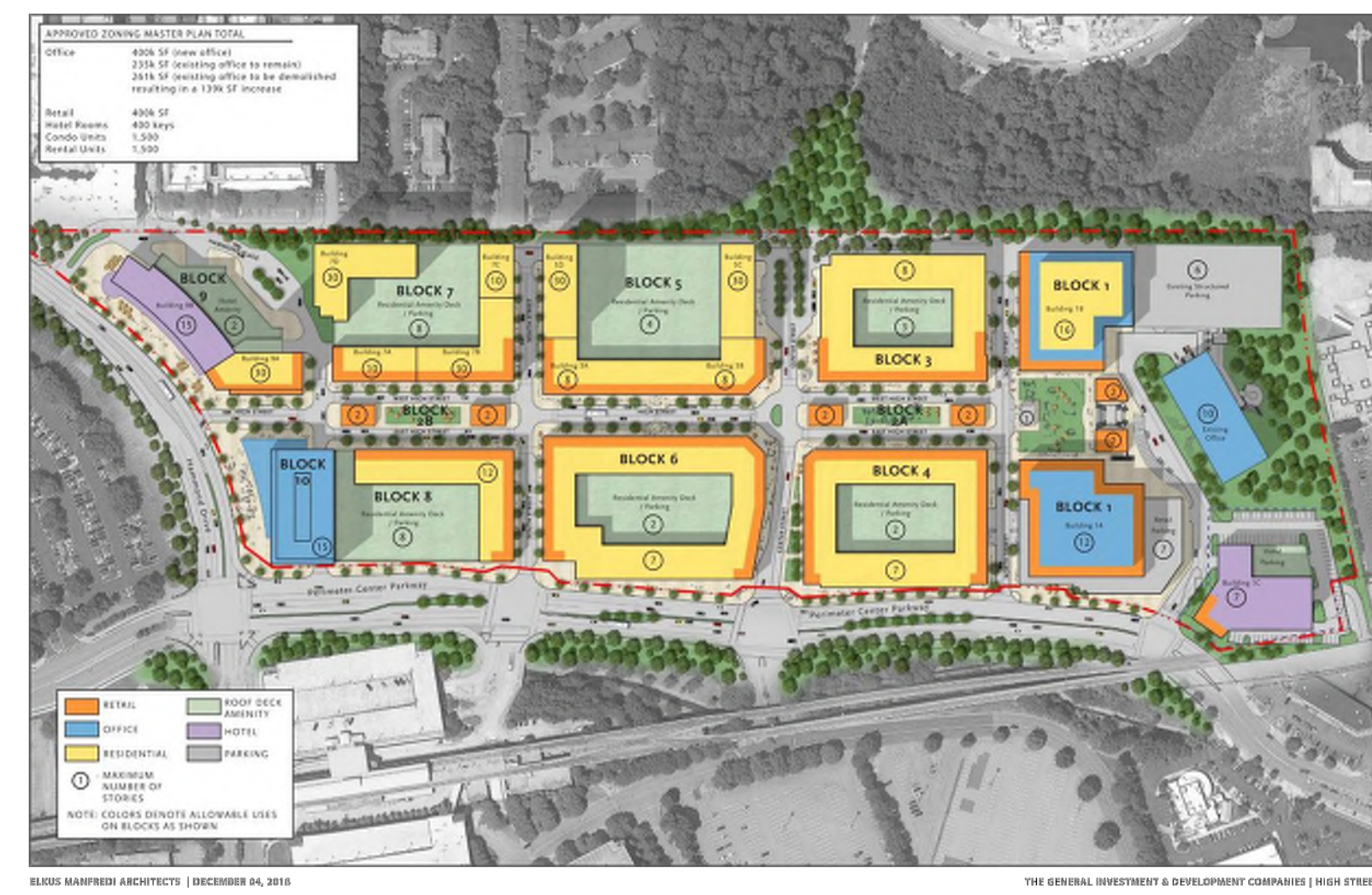
- Retail shall be required along the Perimeter Center Parkway Street frontage fronting Block 8;
Any new building or structure shall be constructed of a non-combustible Type I or Type II construction material. Wood or wood frame construction shall not be permitted; and
The corners on the ground level of Block 4 and 6 facing Perimeter Center Parkway shall be activated with retail.

Please submit a copy of this letter with all further submissions for work, either directly or indirectly, related to this project.

Should you have any questions, please contact me at 678-382-6800.

Sincerely,

Richard McLeod Community Development Director



Vertical sidebar containing project information: Kimley Horn logo, PROJECT: HIGH STREET - PHASE 1, PERIMETER CENTER PARKWAY & 1051 HAMMOND DRIVE, DUNWOODY, GA 30346, LAND LOT 348, 18TH DISTRICT. Includes a Georgia Professional Engineer seal for Greg M. Zittrauer and a table for revision descriptions.



DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30269

REPLY TO
ATTENTION OF:

December 21 2018

Regulatory Division
SAS-2008-00047

Mr. Jeffrey J. Lowenberg
Senior Vice President, Development Manager
GID
125 High Street, High Street Tower, 27th Floor
Boston, Massachusetts 02110

Dear Lowenberg:

I refer to a November 29, 2018 request, submitted on your behalf by Mr. Marcus Rubenstein of Kimley-Horn, requesting modification of Department of the Army permit number SAS-2008-00047. The original permit was issued on December 12, 2008 and authorized discharges of fill material into 353 linear feet into perennial Stream 1 and 119 linear feet into perennial Stream 2, as part of a community development project. A permit modification authorizing a time extension to complete the project was issued on December 26, 2013, extending the permit expiration date to December 31, 2018. The project has not been completed and another time extension has been requested. The project site is located in Dunwoody, Dekalb County, Georgia (Latitude 33.9216, Longitude -84.3469).

In accordance with this request, I am hereby authorizing the following modifications to Department of the Army permit number SAS-2008-00047:

AUTHORIZED MODIFICATION: The completion date for work authorized under Department of the Army permit number SAS-2008-00047 is extended from December 31, 2018 to December 31, 2023.

This permit modification is subject to all the terms and conditions of the December 12, 2008 permit. **You will not depart from the approved location or plans without obtaining prior approval from the Department of the Army.**

This authorization does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state, local laws, or regulations; nor does it obviate the requirement to obtain State or local assent required by law for the activity described herein. It does not affect your liability for any damages that may be caused by the work.

- 2 -

If this permit modification is agreeable to you, sign both the original and duplicate copies. Please retain the original for your records and return the signed duplicate to this office. Please be advised that this permit modification is valid only if the signed duplicate copy is received in our office within 60 days from the date of this letter. **If we do not receive the signed duplicate copy from you within the 60-day timeframe, this permit modification will automatically expire.**

If you object to this decision due to certain terms and conditions therein, you may request that the permit be modified under our regulations at Title 33 Code of Federal Regulations (C.F.R.) § Part 331. Enclosed you will find a Notification of Appeal Process (NAP) Fact Sheet and Request for Appeal (RFA) Form. To request that the permit be modified you must complete Section II of the enclosed form and return the form to the District Engineer at the address shown above.

In order for an RFA to be accepted, the U.S. Army Corps of Engineers must determine that it is complete, that it meets the criteria for appeal under 33 C.F.R. § Part 331.5, and that it has been received by the District Engineer within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by this deadline.

It is not necessary to submit an RFA form to the District Office if you do not object to the permit decision.

A copy of this letter is being provided, via email, to the following parties: Mr. Marcus Rubenstein, Kimley-Horn.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmap.usace.army.mil/cm_apex/?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call Stacy Marshall at (678) 422-6571.

For Daniel H. Hibner, P.E.
Colonel, U.S. Army
Commanding

Enclosure

- 3 -

Permittee hereby accepts the terms and conditions of this instrument.

Jeffrey J. Lowenberg
(Permittee)
Jeffrey J. Lowenberg
Senior Vice President - Development

1/3/2019
(Date)

- 4 -

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To request the transfer of this permit and the associated liabilities with compliance with its terms and conditions, the permittee and transferee must sign and date below.

(PERMITTEE-Printed Name)

(PERMITTEE-Signature)

(DATE)

(TRANSFEREE-Printed Name)

(TRANSFEREE-Signature)

(DATE)

By signature below, the U.S. Army Corps of Engineers hereby validates the transfer of the permit from the permittee named above to the transferee named above.

Issued for and in behalf of:
Marvin L. Griffin, P.E.
Colonel, U.S. Army
Commanding

(DATE)

Kimley-Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4298
WWW.KIMLEY-HORN.COM

PREPARED FOR
HIGH STREET DEVELOPMENT LLC
125 HIGH STREET - HIGH STREET TOWER, 27TH FLOOR
BOSTON, MA 02110
PHONE: (617) 684-6641

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

HIGH STREET - PHASE 1
211, 219, 223 PERIMETER CENTER PARKWAY & 1051
HAMMOND DRIVE, DUNWOODY, GA 30346
LAND LOT 348, 18TH DISTRICT



GSWCC NO. (LEVEL II) 0000076500
DRAWN BY KHA
DESIGNED BY DMZ
REVIEWED BY LHF
DATE 08/16/2019
PROJECT NO. 019473006

TITLE
GENERAL NOTES

SHEET NUMBER
C0-08

Drawing name: K:\ALP_PRJ\019473000_GID - High Street\CADD\PlanSheets\Phase 1\C0-08 GENERAL NOTES - Aug 16, 2019 1:27pm by: daniel.zittauer

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Mr. Jeffrey Lowenberg - GID | File Number: SAS-2008-00047 | Date: 12-21-18
Attached to: [] See Section below

<input type="checkbox"/> INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input checked="" type="checkbox"/> PROFFERED PERMIT MODIFICATION (Standard Permit or Letter of permission)	B
<input type="checkbox"/> PERMIT DENIAL	C
<input type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CEOW/Pages/reg_materials.aspx or Corps regulations at 33 C.F.R. § Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL OR OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: Stacy Marshall U.S. Army Corps of Engineers, Savannah District 1590 Adamson Parkway, Suite 200 Morrow, Georgia 30269 (678) 422-6571	If you only have questions regarding the appeal process you may also contact: Administrative Appeal Review Officer CESAD-PDS-O US Army Corps of Engineers, South Atlantic Division 60 Forsyth Street, Room 10M15 Atlanta, Georgia 30303-8801
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RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Date: _____ Telephone number: _____

Signature of appellant or agent: _____

