

# AMENDMENT APPLICATION



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

**\* Applicant Information:**

Company Name:	JSJ Perimeter, LLC c/o The Galloway Law Group, LLC				
Contact Name:	Laurel David				
Address:	3500 Lenox Road NE, Suite 760, Atlanta, GA 30326				
Phone:	404-965-3680	Fax:	404-965-3670	Email:	laurel@glawgp.com
Pre-application conference date (required):	_____				

**\* Owner Information:**  Check here if same as applicant

Owner's Name:	_____				
Owner's Address:	_____				
Phone:	_____	Fax:	_____	Email:	_____

**\* Property Information:**

Property Address:	84, 130, and 140 Perimeter Center East, Dunwoody, GA 30346		Parcel ID:	18 347 01 013; -021; -028	
Current Zoning Classification:	C-1-c				
Requested Zoning Classification:	C-1				

**\* Applicant Affidavit:**

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

Applicant's Name:	JSJ Perimeter, LLC		
Applicant's Signature:		Date:	8/27/19

**\* Notary:**

Sworn to and subscribed before me this	27	Day of	August	, 20	19
Notary Public:					
Signature:					
My Commission Expires:	May 14, 2021				



NOTARY PUBLIC

Notary Public

State of Georgia  
County of Cobb

Know all men by these presents that \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ do hereby certify that \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ is the true and lawful \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_

Notary Public

State of Georgia  
County of Cobb

Know all men by these presents that \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ do hereby certify that \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ is the true and lawful \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_

21/52/20

PI

Handwritten signature

Handwritten initials

Handwritten signature and date  
1008, PI JUN 14, 2021







**LETTER OF INTENT**  
**APPLICATION FOR REZONING MODIFICATION**  
**CITY OF DUNWOODY, GEORGIA**

JSJ Perimeter, LLC (the “Applicant” and Owner) requests a modification of the zoning conditions applicable to property located at 84, 130, and 140 Perimeter Center East (Parcel Identification Numbers 18 18 347 01 013; 18 347 01 021; 18 347 01 028) (collectively known as the “Property”). The Property is zoned C-1 and is conditioned to a site plan showing a development consisting of a 12-story, 232-room hotel with an approximately 7,050-square foot full service restaurant, approximately 5,369 gross square feet of meeting space, and a fitness club consisting of approximately 70,000 gross square feet (See Dekalb County zoning case numbers Z-0814825, SLUP 08-14791 and Variances A-08-14505 and A-08-14932).

The Applicant desires to modify the zoning conditions to allow for a hotel and retail, restaurant and commercial uses. The Property is currently occupied by a vacant bank building.

The Applicant respectfully submits this request, and asks that the City Council approve the Rezoning Modification as the proposal is consistent with the standards and factors set forth in Section 27-335 of the Zoning Ordinance of the City of Dunwoody:

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

This Rezoning Modification Application is in conformity with the policy and intent of the City of Dunwoody’s 2015-2035 Comprehensive Plan. The Property is in the Perimeter Center Character Area, which is described as “a visitor friendly, “livable” regional center with first-class office, retail, entertainment, hotels, and high-end restaurants in a pedestrian and bicycle-oriented environment.” Comp. Plan at Page 25. One objective in the Character Area is to: “Encourage hotel and convention development near MARTA in order to foster commerce along the mass transportation route.” Comp. Plan at Page 26. The Applicant’s proposal is attuned to this vision for the Perimeter Center area, as the Property is just a ten (10) to fifteen (15) minute walk from the Dunwoody MARTA station. Furthermore, providing a mixed-use development with flexible commercial space at this location will not only allow the Applicant to respond to market demands for restaurant and retail uses, but will also foster small business creation and growth, one of the priority needs listed in the Comprehensive Plan. Comp. Plan at Page 36.

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

This Rezoning Modification will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other parcels in the vicinity are zoned to the C-1, O-I and OCR districts and are developed for dense commercial, office and multi-family residential uses. The Property is situated opposite Perimeter Mall and near both the Dunwoody MARTA station and I-285.

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

The Property does not have a reasonable economic use as currently zoned. The Property was rezoned in 2008 to fit a specific market concept presented by a national hotel chain that combined a hotel with a large fitness center. The Property has been on the market for many years since that time, but has not sold. Current hotel operators are not willing to adjust their designs to include a 70,000-square foot fitness center. The Applicant's request, if granted, would allow reasonable economic use of the Property.

**4. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property;**

The hotel and commercial uses proposed are allowed under the existing C-1 zoning classification. The Applicant's proposal only seeks to modify zoning conditions limiting the development of the Property to a specific, nearly ten-year-old site plan. However, because the Applicant's proposal is similar to that included in the original zoning, it will not affect the existing use or usability of adjacent or nearby property.

**5. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**

The surrounding area has been densely developed for many years. As mentioned above, the Applicant proposes uses that are currently allowed, but wishes to change zoning conditions that tie the development of the Property to a specific site plan.

**6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archeological resources;**

The Applicant is unaware of any historic buildings, sites, districts, or archeological resources that this zoning proposal would adversely affect.

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

The proposal is not expected to result in a use that would excessively burden existing streets, transportation facilities, utilities or schools. While existing infrastructure is sufficient to meet the increases in usage that will result from the development, the Applicant will work with the City of Dunwoody, DeKalb County, and the Georgia Department of Transportation personnel to find solutions to any issues that arise. The proposed uses on the Property will not generate school students.

Because this Rezoning proposal meets all the standards and factors set forth in Section 27-335 of the Zoning Ordinance of the City of Dunwoody, the Applicant respectfully asks that the City Council grant the Rezoning Modification as requested by the Applicant above.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By:



Laurel David

Attorney for the Applicant

3500 Lenox Road, NE  
Suite 760  
Atlanta, Georgia 30326  
(404) 965-3680

**CONSTITUTIONAL OBJECTIONS**  
**APPLICATION FOR REZONIGN MODIFICATION**  
**CITY OF DUNWOODY, GEORGIA**

Georgia Law and the procedures of City of Dunwoody require us to raise Federal and State Constitutional objections during the Rezoning Modification application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Zoning Ordinance of City of Dunwoody, Georgia, as applied to the Property, that would result in a denial of the Rezoning Modification as requested, are, or would be, unconstitutional in that they would destroy property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of City of Dunwoody or the City of Dunwoody Zoning Ordinance to the Property which restricts its use to any use in a manner other than that requested is unconstitutional, illegal and null and void because such an application constitutes a taking of property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City Council of City of Dunwoody without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal to grant the Rezoning Modification as requested would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Rezoning Modification subject to conditions that are different from the conditions requested, to the extent such different conditions would have the effect of further restricting the utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would



likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to City of Dunwoody, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by City of Dunwoody. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner/Applicant respectfully requests that the City Council of the City of Dunwoody grant the Rezoning Modification as requested.

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel David  
Jordan Edwards  
Attorneys for Applicant

3500 Lenox Road, NE  
Suite 760  
Atlanta, Georgia 30326  
(404) 965-3680  
(404) 965-3670 Facsimile

**ZONING**

CURRENT: C-1-c  
 PROPOSED: C-1-c (ALSO IN PERIMETER CTR OVERLAY)

**PROPERTY AREA**

2.86 ACRES  
 PROPOSED 40,000 SF OF RETAIL, REST., AND COMM. USES  
 160 ROOM HOTEL

**LOT COVERAGE**

PROPOSED: 83.7%  
 TOTAL MAX ALLOWED: 86% \*

**BUILDING SETBACKS PROVIDED**

STREET, FRONT & SIDE: 30 FT., 10 FT.  
 SIDE - INTERIOR LOT: 5 FT.  
 REAR: 8 FT.

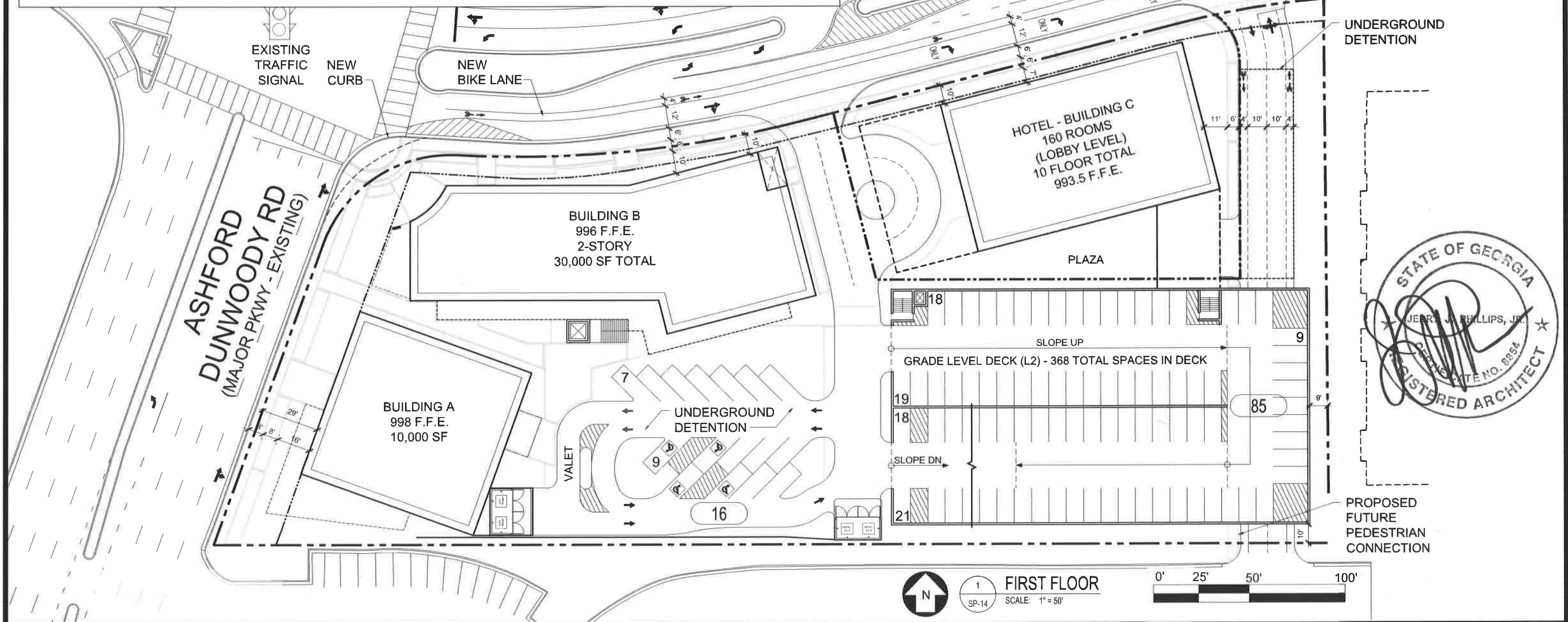
**BUILDING SETBACKS ALLOWED \***

STREET, FRONT & SIDE: 0 FT.  
 SIDE - INTERIOR LOT: 0 FT.  
 REAR: 0 FT.

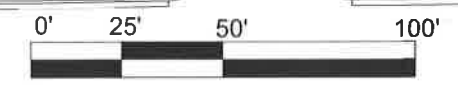
**PARKING MAXIMUMS REQUIRED**

RETAIL/COMMERCIAL: 4/1000 SF  
 RESTAURANT: 6.67/1000 SF  
 HOTEL: 1.25 SP. / ROOM

\* PER VARIANCE APPROVED 08/12/2008, APPLICATION NO. A-08-14932



1 FIRST FLOOR  
 SP-14 SCALE: 1" = 50'



**84**  
 PERIMETER

**84 PERIMETER**  
 DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2019-09-03 | BY: WHH/KMC  
 DRAWING: LEVEL 1  
 AT GRADE W/ ASHFORD DUNWOODY ROAD  
 (SP-14)

**PHILLIPS**  
 ARCHITECTURE • CONSULTANTS  
 5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



**84**  
PERIMETER

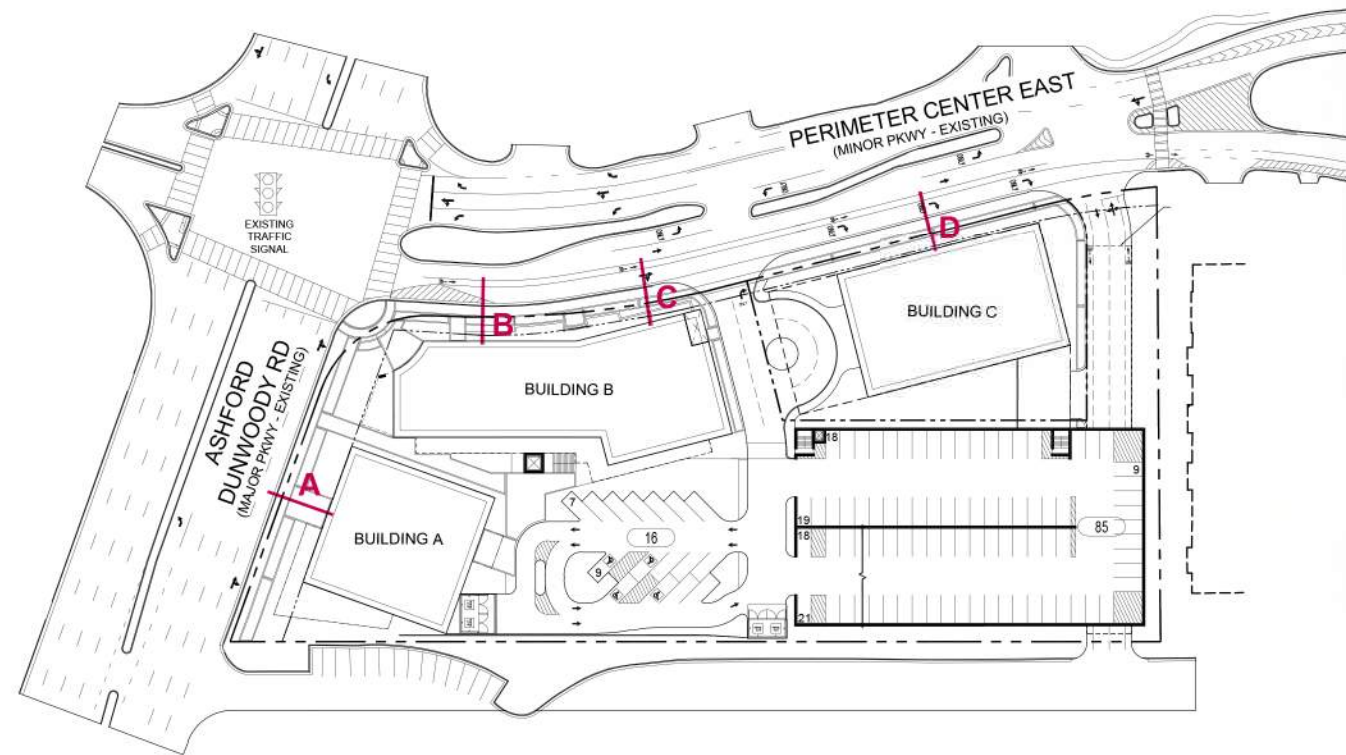
**84 PERIMETER**  
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2019-09-03 | BY: WHH/KMC  
DRAWING: LEVEL 1  
AT GRADE W/ ASHFORD DUNWOODY ROAD  
(SP-14)

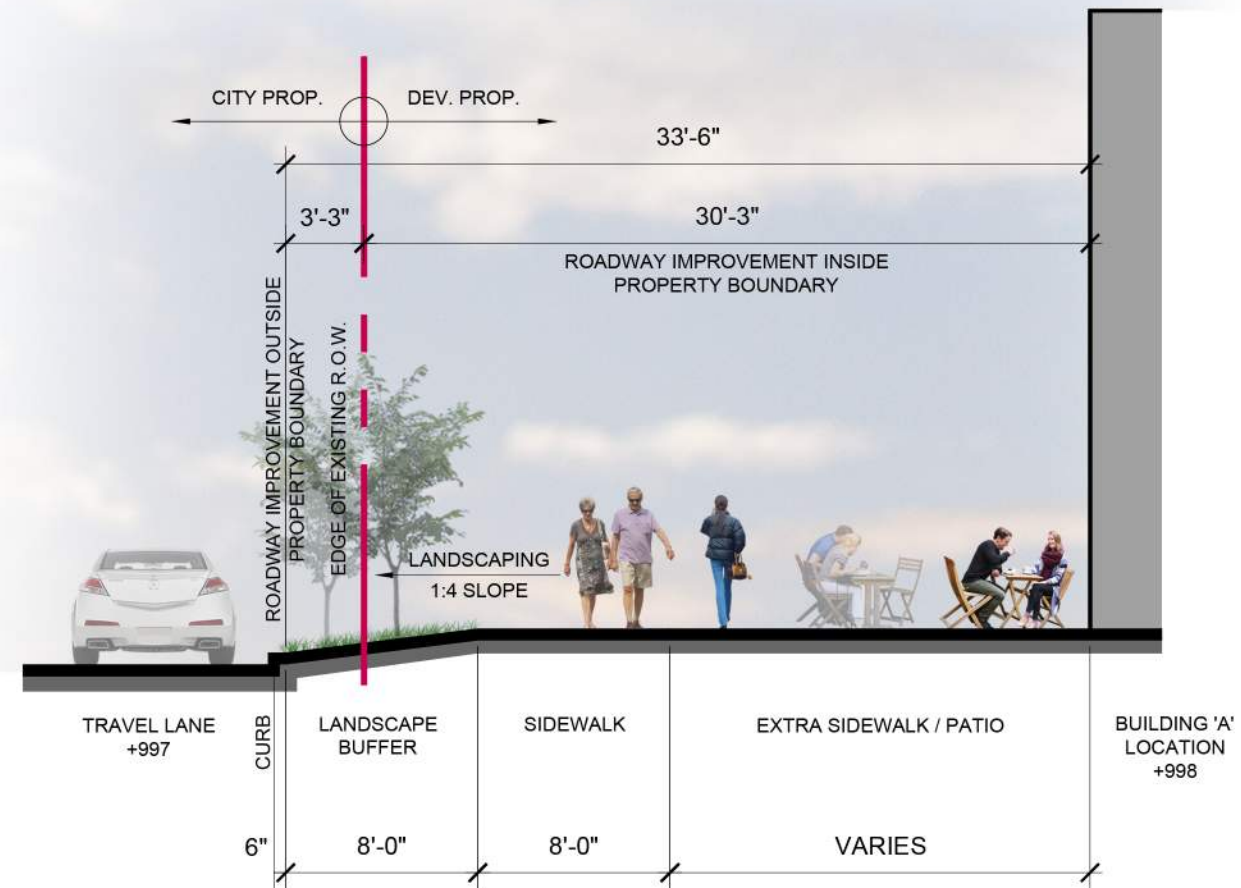


**PHILLIPS**  
ARCHITECTURE • CONSULTANTS

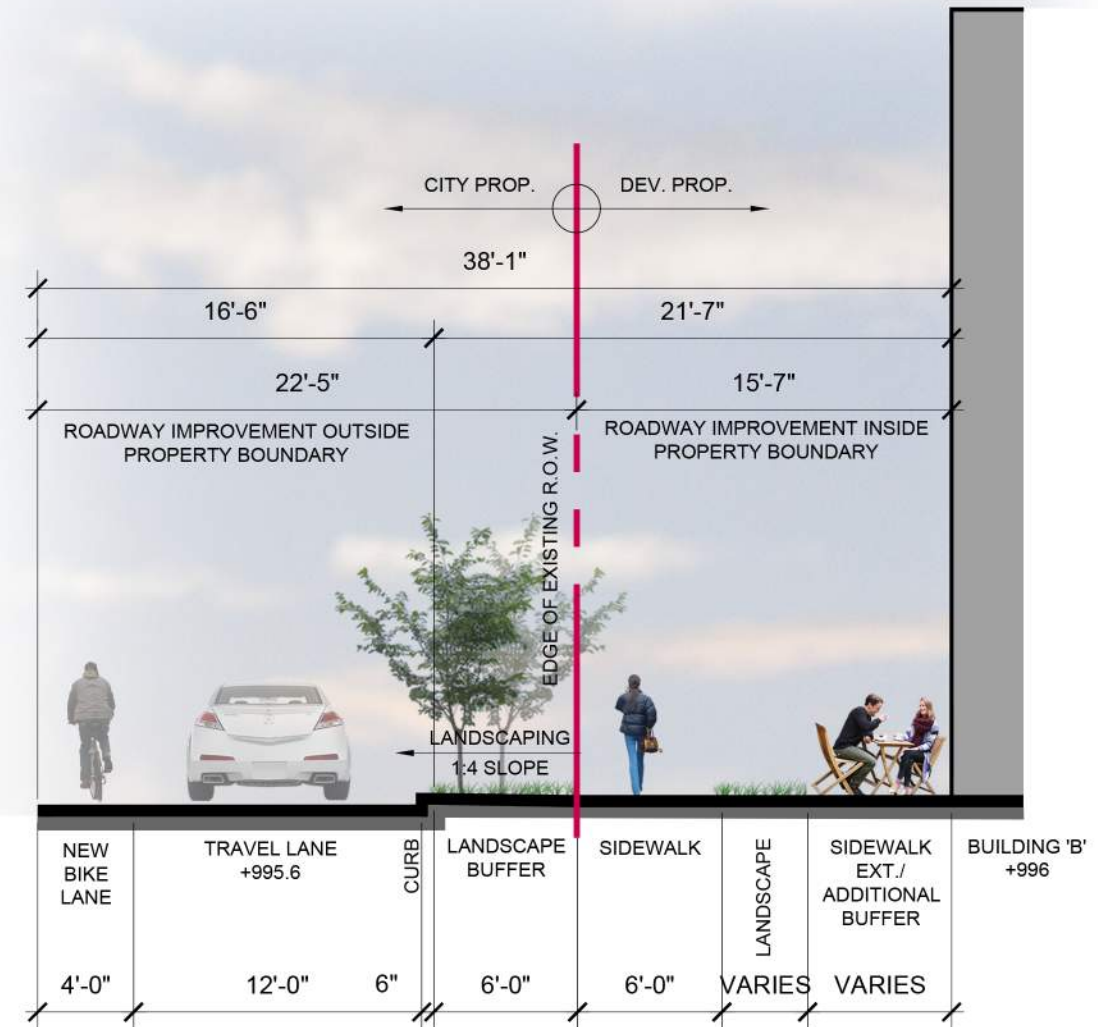
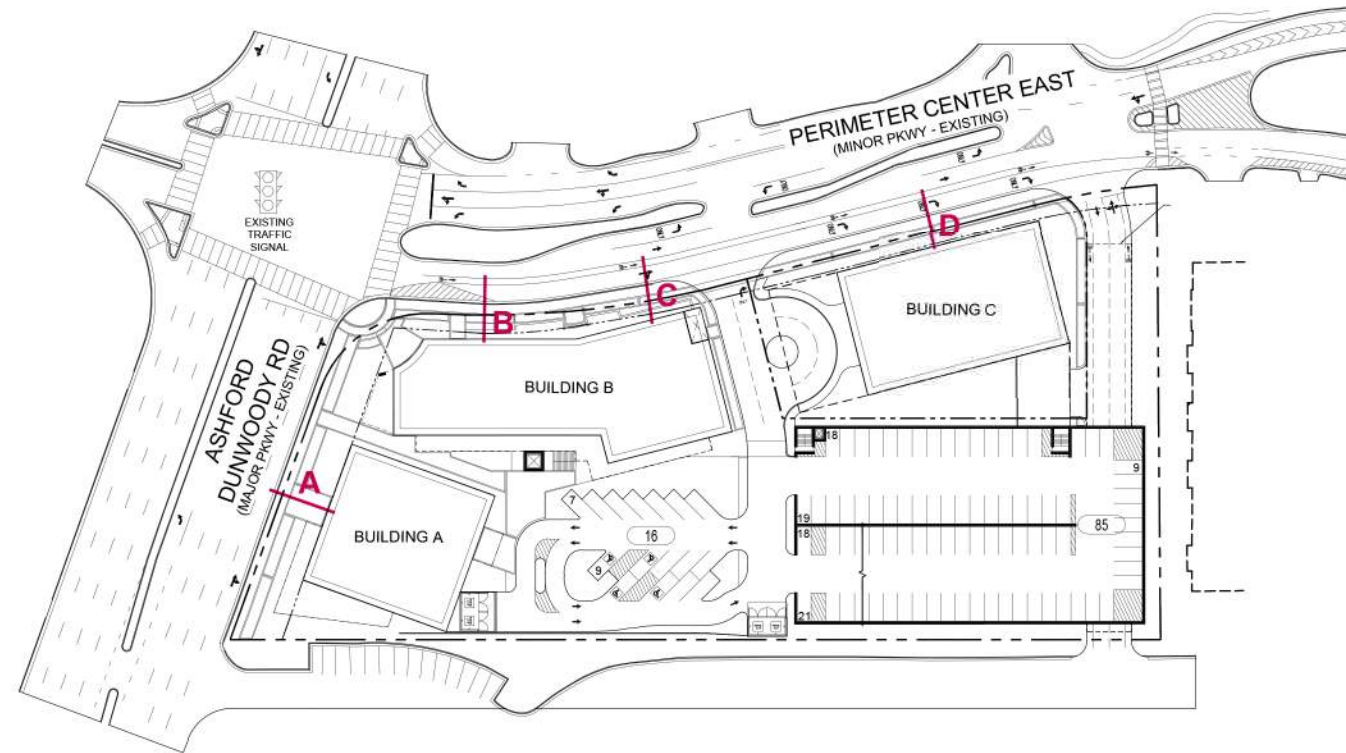
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



1 KEY SITE PLAN  
 SP-14 SCALE: N.T.S.

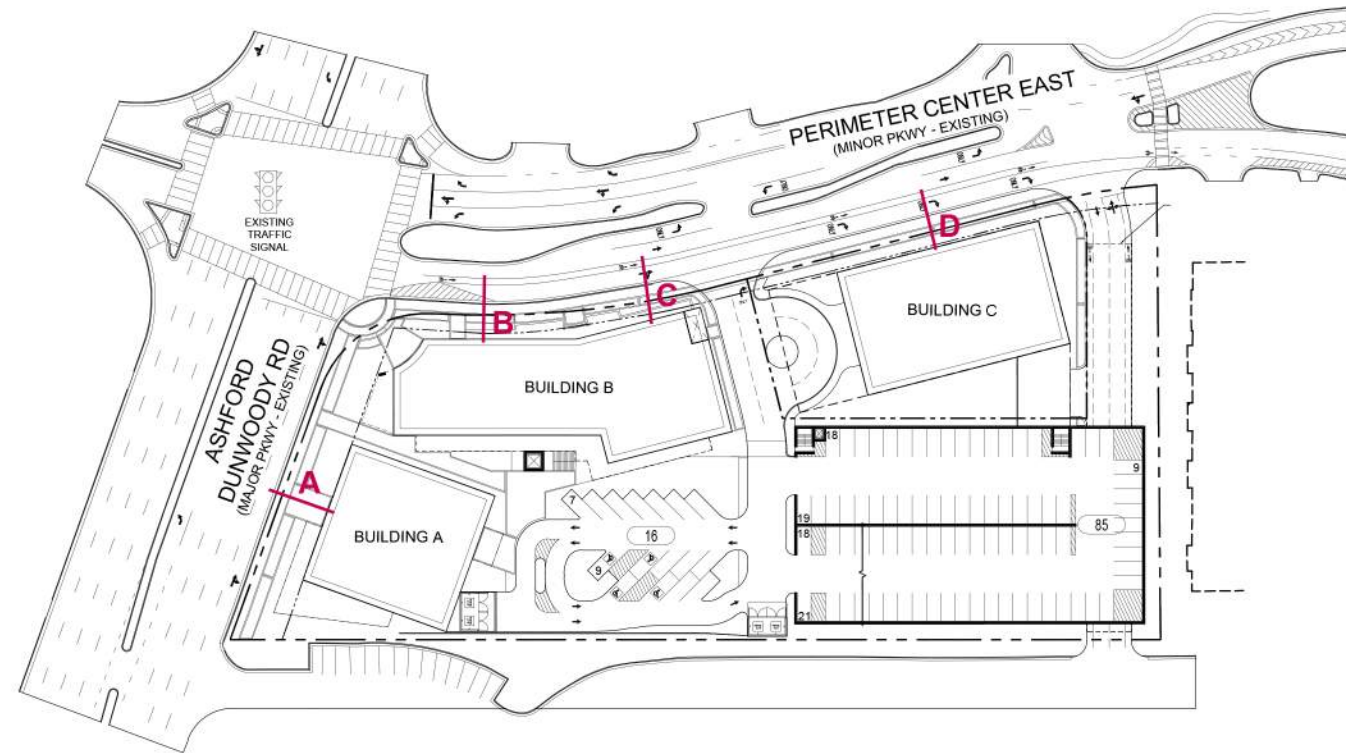


2 STREETSCAPE SECTION 'A'  
 SP-14 SCALE: 1/8" = 1'-0"



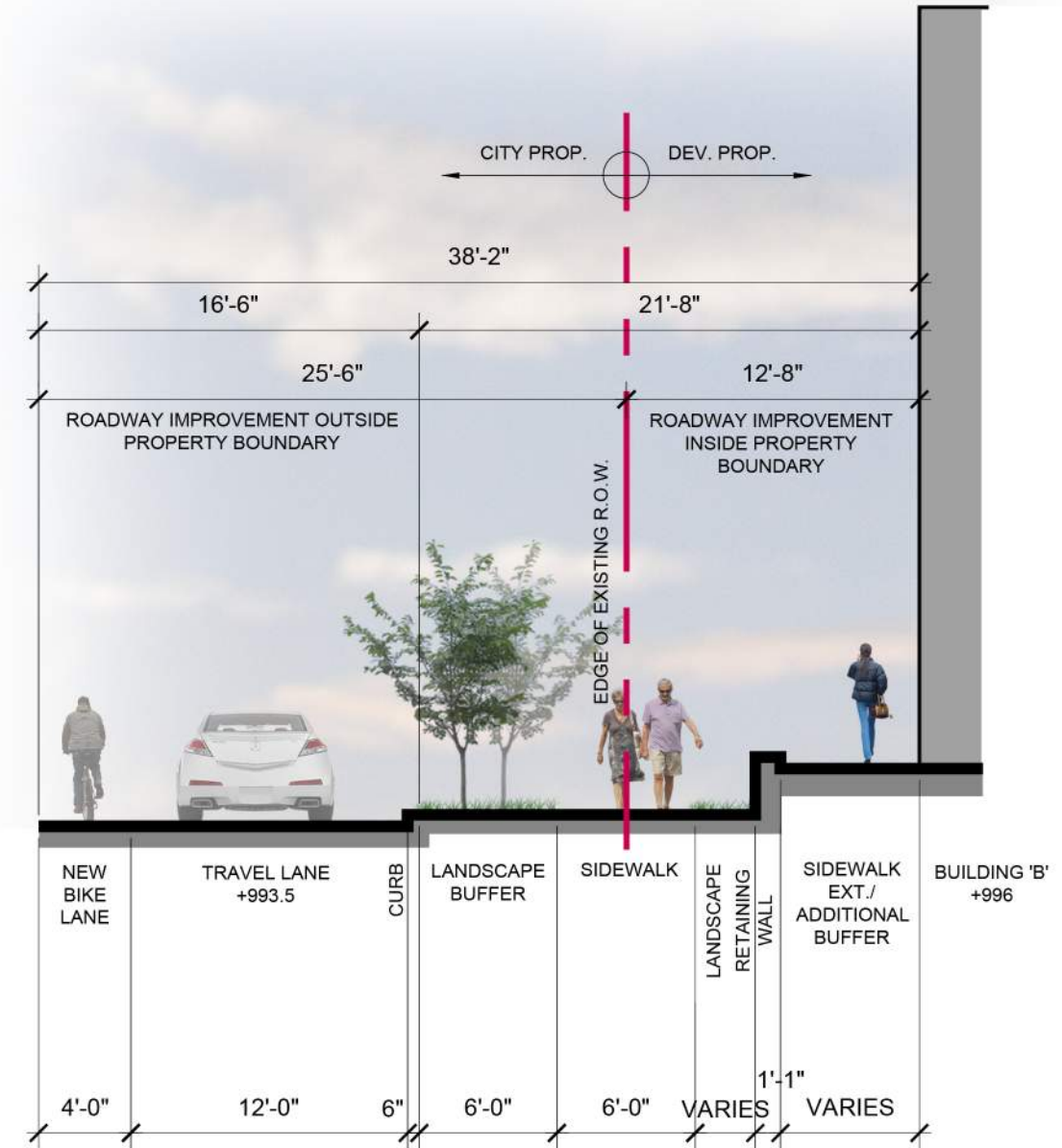
1 KEY SITE PLAN  
SP-14 SCALE: N.T.S.

2 STREETScape SECTION 'B'  
SP-14 SCALE: 1/8" = 1'-0"



1  
SP-14

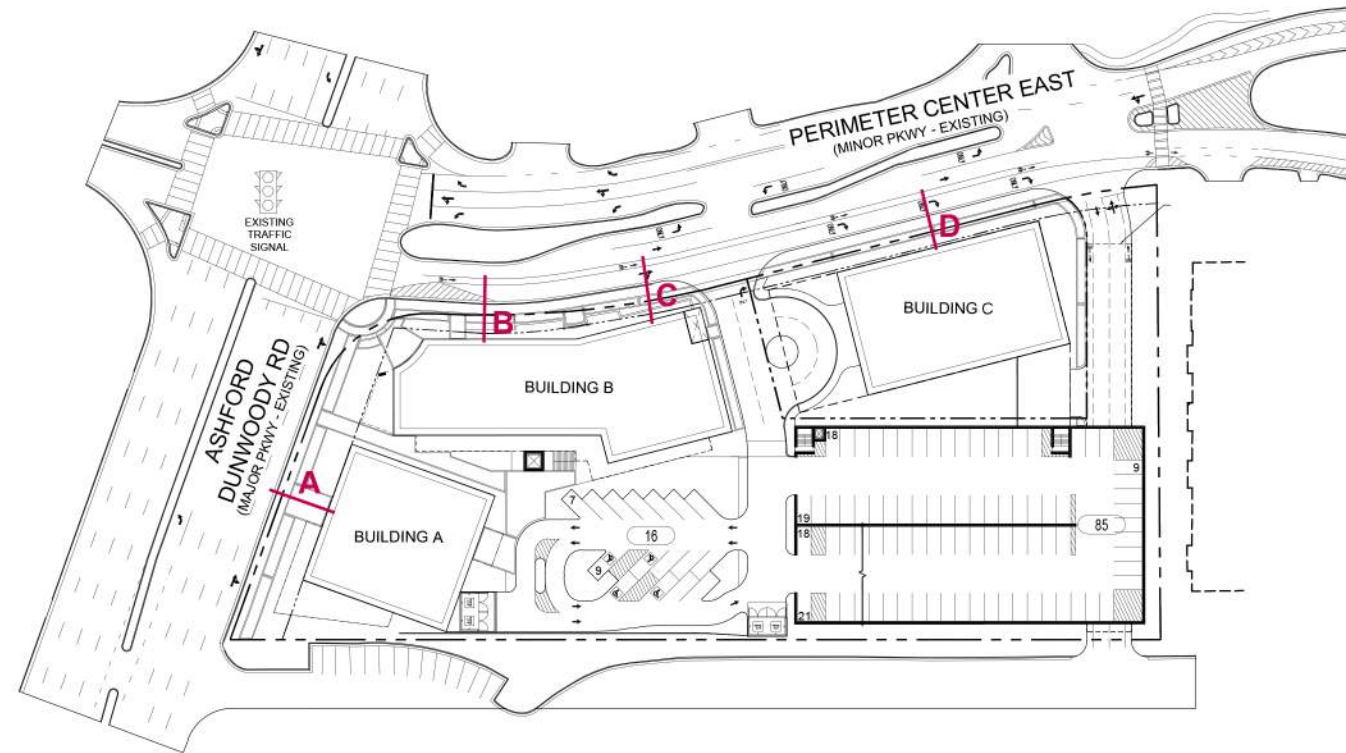
KEY SITE PLAN  
SCALE: N.T.S.



2  
SP-14

STREETSCAPE SECTION 'C'  
SCALE: 1/8" = 1'-0"

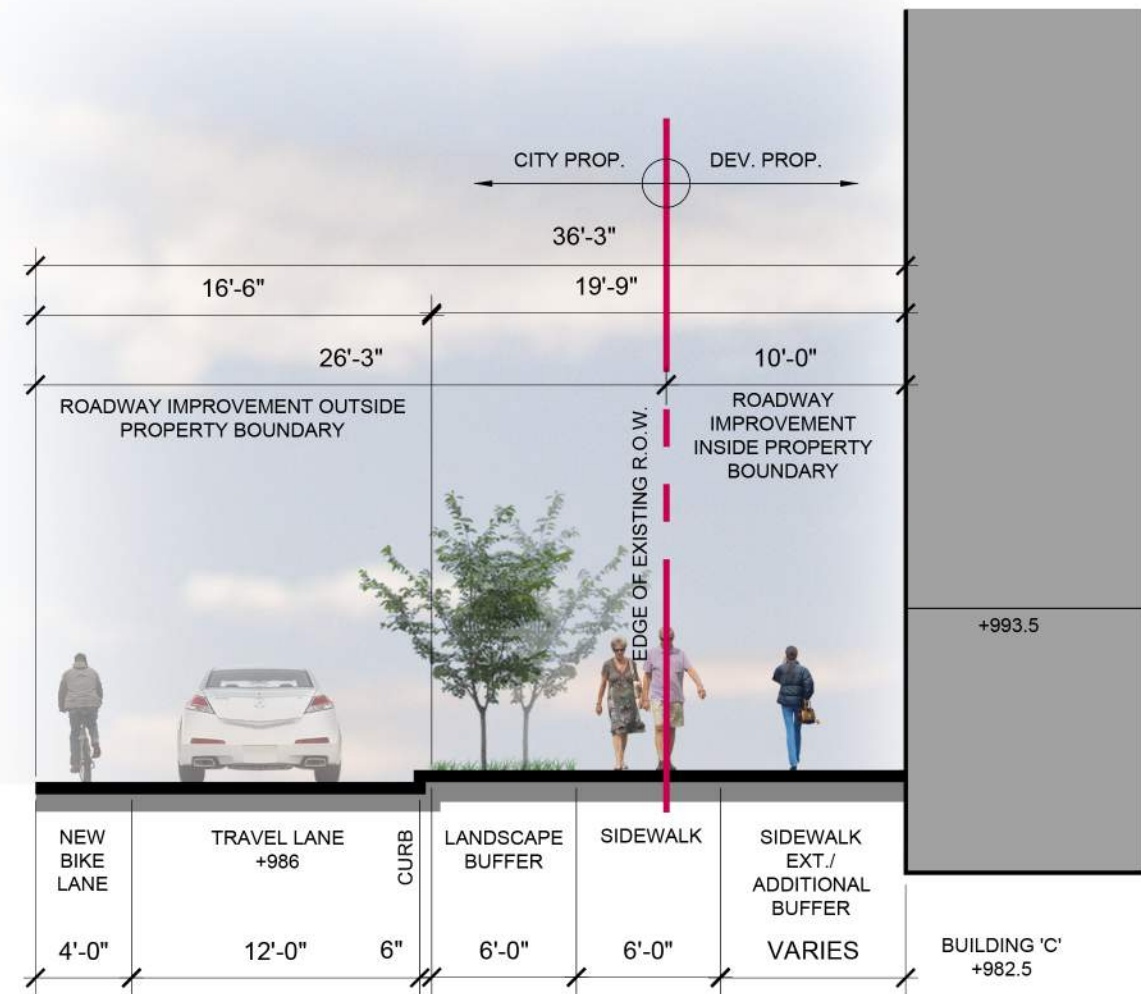




1  
SP-14

KEY SITE PLAN

SCALE: N.T.S.

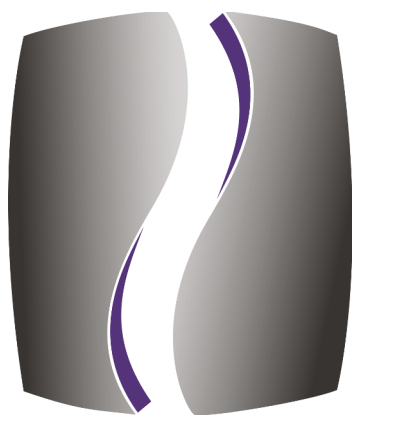


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SP-14

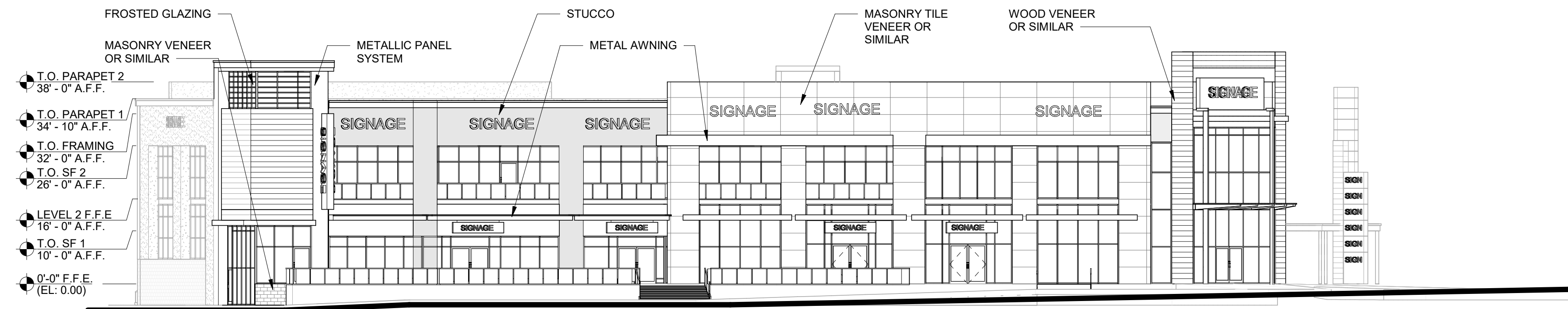
STREETSCAPE SECTION 'D'

SCALE: 1/8" = 1'-0"

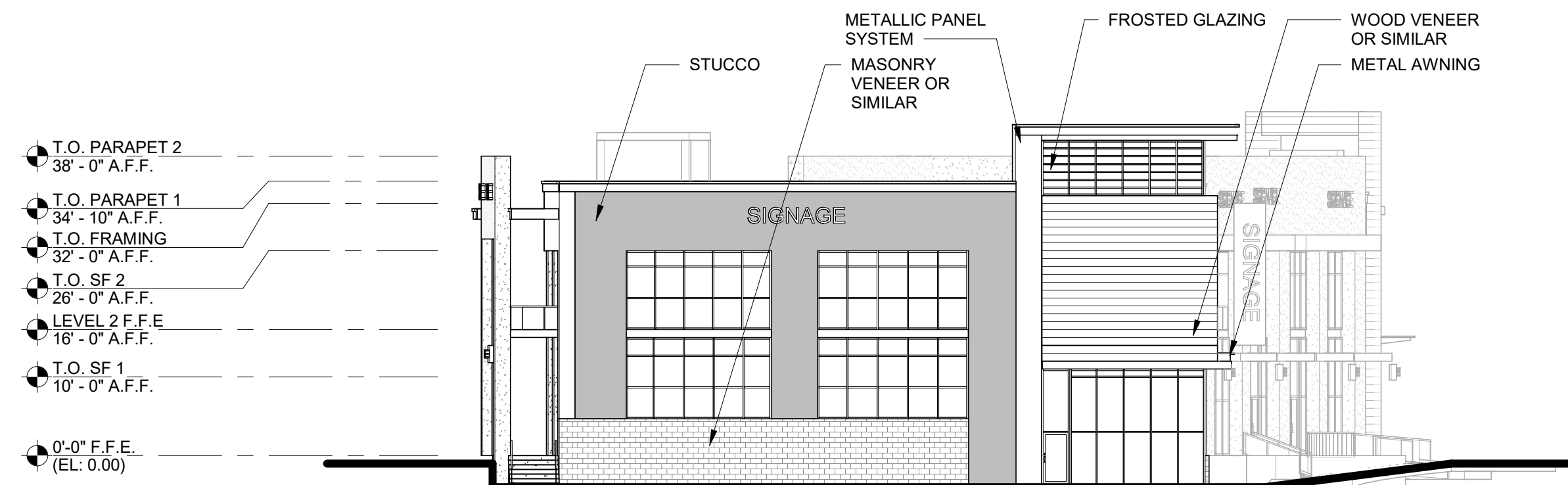




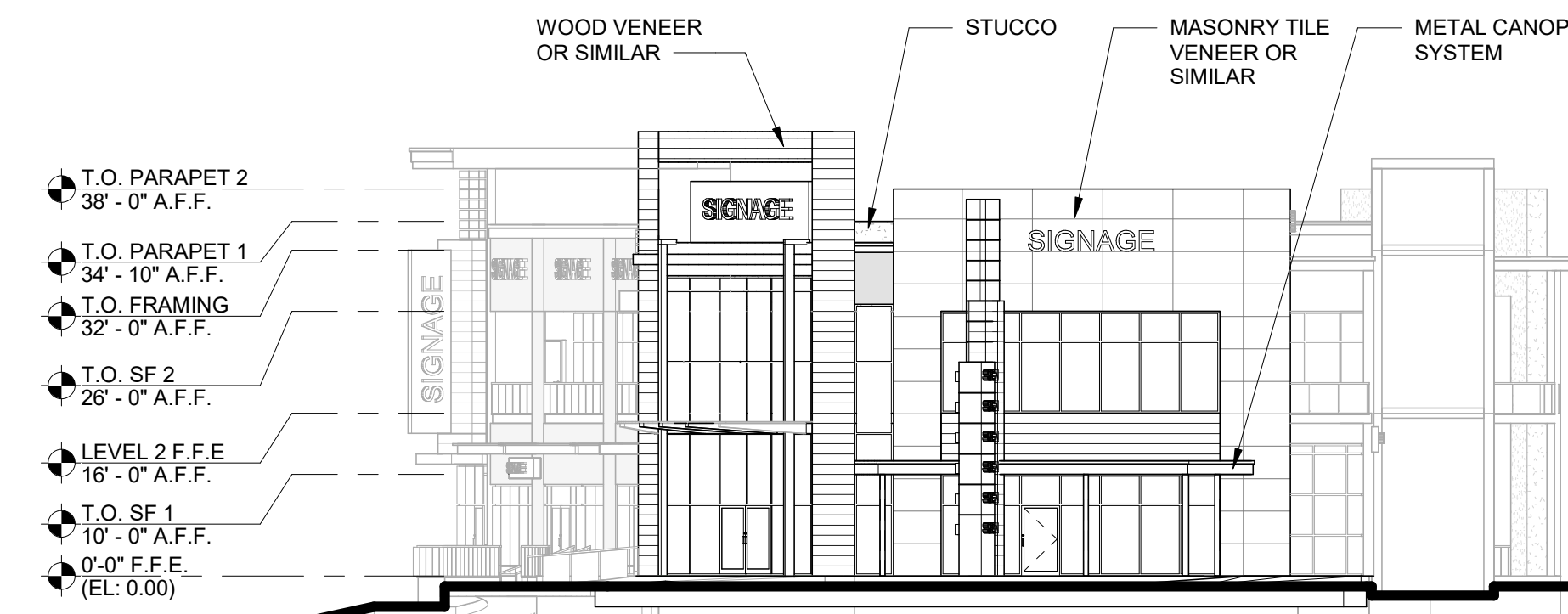
**PHILLIPS**  
CONSULTANT



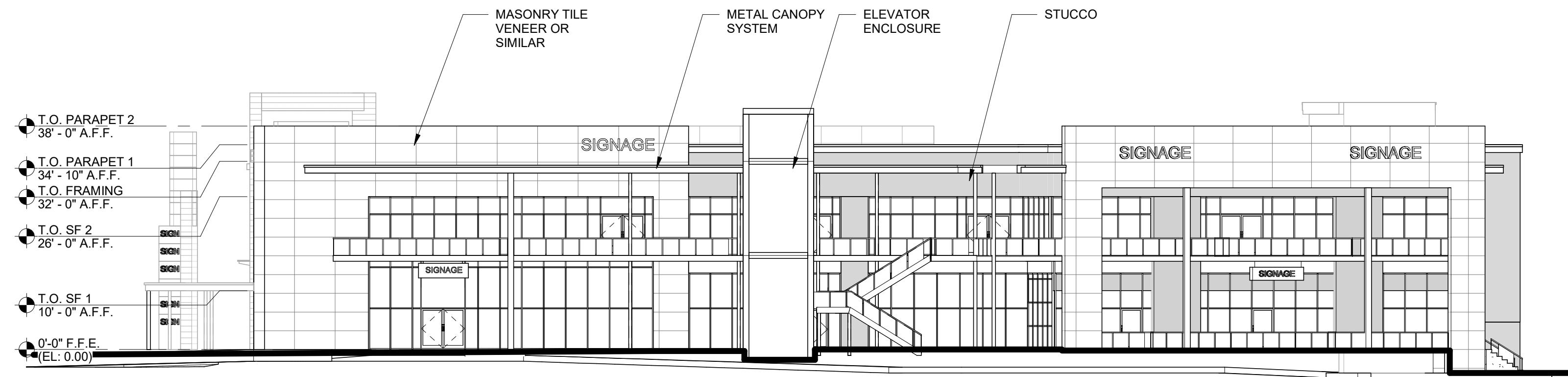
1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



5 3D VIEW A  
SCALE:



6 3D VIEW B  
SCALE:



7 3D VIEW C  
SCALE:

SEAL \_\_\_\_\_

ISSUE & REVISION RECORD

# DATE DESCRIPTION

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PROJECT

**84**  
PERIMETER

DUNWOODY, GEORGIA

CLIENT

PHILLIPS JOB NUMBER 1869901

ISSUE DATE 09-03-19

DRAWN BY/CHECKED BY AWD/ MJM

DRAWING TITLE ELEVATIONS BLDG B

SHEET NUMBER

**RA- 4.1**

5901 PEACHTREE DUNWOODY RD.  
BUILDING A, SUITE 450  
ATLANTA, GEORGIA 30328  
PHILLIPSPART.COM 770-394-1616

PRELIMINARY (SUBJECT TO CHANGE)



**LANDSCAPE LEGEND**

**EXISTING TREE TO REMAIN**

**CANOPY TREES**  
PARKING LOT AND STREET TREES  
EXAMPLE: OAK, MAPLE, ELM, BALD CYPRESS

**UNDERSTORY CANOPY TREES**  
UNDERSTORY STREET TREES  
EXAMPLE: FRINGE TREE, HORNBEAM, REDBUD, SERVICEBERRY, DOGWOOD

**ORNAMENTAL TREES**  
UNDERSTORY / FLOWERING ORNAMENTAL TREES  
EXAMPLE: CHERRY, CRAPE MYRTLE, CRAB APPLE, JAPANESE MAGNOLIA, KOUSA DOGWOOD

**EVERGREEN TREES**  
EVERGREEN / SCREENING TREES  
EXAMPLE: AMERICAN HOLLY, MAGNOLIA, RED CEDAR, PINE, CYPRESS

**SHRUBS / GROUNDCOVER**

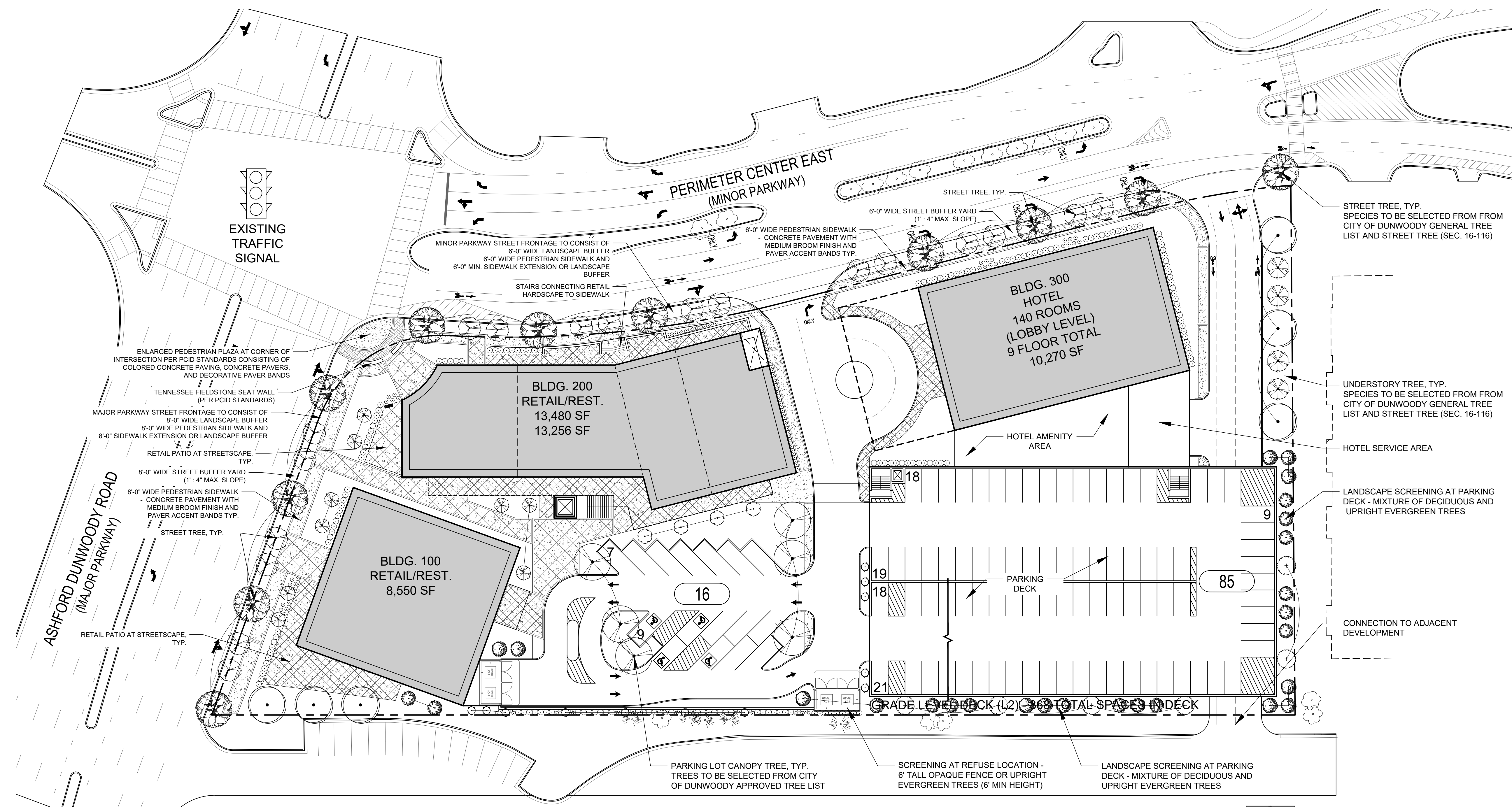
LANDSCAPE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AS THE PROJECT PROGRESSES. PLANT MATERIALS SHOWN FOR CONCEPT AND GENERAL COMPLIANCE WITH ZONING. TREE SPECIES AND LOCATIONS ARE SUBJECT TO SUBSTITUTION WITH SIMILAR MATERIALS FROM THE CITY OF DUNWOODY GENERAL TREE LIST (SEC. 16-116) EX CANOPY TREES FOR CANOPY TREE.

**AJC DESIGN GROUP**

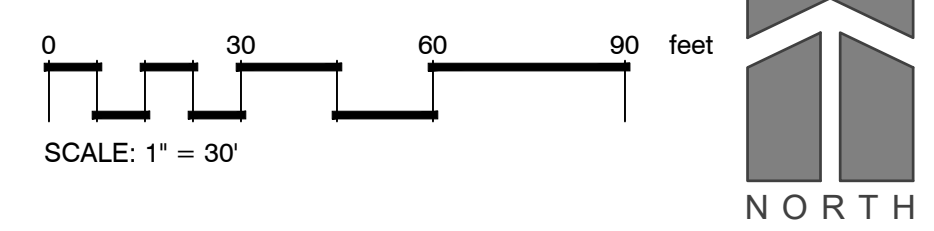
770.330.0814  
1891 WOODLAND WAY  
DUNWOODY, GA 30338

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**  
STATE OF GEORGIA  
0000000000

STAMP



**1 ZONING SITE PLAN**  
SCALE: 1" = 30'-0"



**LANDSCAPE NOTES**

- PARKING LOT LANDSCAPING**
- ALL PARKING LOT LANDSCAPE ISLANDS TO HAVE A MINIMUM PERVIOUS AREA OF 400 SQUARE FEET (SF) WITH THE EXCEPTION OF A SINGLE ROW OF PARKING SPACES WHICH SHALL PROVIDE A MINIMUM OF 200 SF.
  - LANDSCAPE ISLANDS ABUTTING A SINGLE ROW OF PARKING MUST INCLUDE AT LEAST ONE CANOPY TREE. LANDSCAPE ISLANDS ABUTTING A DOUBLE ROW OF PARKING MUST INCLUDE AT LEAST TWO CANOPY TREES.
  - SHRUBS SHALL BE PROVIDED IN LANDSCAPE ISLANDS AND DIVIDER MEDIANS AT A RATE OF FOUR SHRUBS PER REQUIRED TREE. PARKING LOT SHRUBS MAY NOT EXCEED THREE FEET IN HEIGHT.
  - GROUND COVER MUST BE USED IN AREAS NOT COVERED BY TREES AND SHRUBS. TURF GRASS MAY NOT BE USED IN ISLANDS AND DIVIDER MEDIANS.
  - PARKING LOT PERIMETER SHALL BE SCREENED FROM THE ADJACENT RIGHTS OF WAY WITH LANDSCAPING, WALL, OR COMBINATION THEREOF THAT RESULTS IN A CONTINUOUS VISUAL SCREEN AT LEAST THREE FEET ABOVE GRADE ALONG THE LENGTH OF THE FRONTAGE. SHRUBS USED TO SATISFY THIS REQUIREMENT SHALL BE PROVIDED AT A RATE OF 30 SHRUBS PER 100 LINEAR FEET (LF).
- LANDSCAPING SCREENING**
- GROUND MOUNTED MECHANICAL EQUIPMENT OVER 30" IN HEIGHT SHALL BE SCREENED FROM VIEW WITH A FENCE OR HEDGE TALL ENOUGH TO CONCEAL THE EQUIPMENT.
  - REFUSE / RECYCLING CONTAINERS MUST BE SCREENED FROM VIEW OF STREETS AND ABUTTING LOTS WITH A SOLID OR OPAQUE FENCE AT LEAST SIX FEET IN HEIGHT.
- LANDSCAPING PLANTING**
- DECIDUOUS TREES USED TO SATISFY CODE REQUIREMENTS SHALL BE A MINIMUM OF THREE INCHES CALIPER AND A MINIMUM OF TEN FEET TALL.
  - EVERGREEN TREES USED TO SATISFY CODE REQUIREMENTS SHALL BE A MINIMUM OF SIX FEET TALL AT TIME OF PLANTING.
  - SHRUBS AND ORNAMENTAL GRASSES USED TO SATISFY CODE REQUIREMENTS SHALL BE A MINIMUM OF ONE-GALLON SIZE AT TIME OF INSTALLATION.
  - ALL REQUIRED LANDSCAPED AREAS SHALL BE COVERED WITH A BIODEGRADABLE MULCH OR GROUNDCOVER PLANTS. ALL REQUIRED TREES AND SHRUBS TO BE LOCATED IN MULCH OR PLANTING BEDS.
  - LANDSCAPE AREAS IN OR ABUTTING PARKING LOTS MUST BE PROTECTED BY CONCRETE CURBING, ANCHORED WHEEL STOPS OR DURABLE BARRIERS APPROVED BY THE CITY ARBORIST.

**LANDSCAPE NOTE**

LANDSCAPE PLAN PREPARED TO DENOTE PRELIMINARY DESIGN INTENT. PLANT SELECTION, MATERIALS, QUANTITY AND LAYOUT SUBJECT TO REVISIONS. ALL SUBSTITUTIONS MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**811**  
Know what's below.  
Call before you dig.

THE UTILITIES SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN HEREIN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES DURING CONSTRUCTION LIES WITH THE CONTRACTOR.

**PERIMETER CENTER EAST**  
CITY OF DUNWOODY, GA

84 PERIMETER CENTER WEST  
DUNWOODY, GEORGIA 30338

ISSUE SCHEDULE	ISSUE DESCRIPTION
NO. / DATE:	

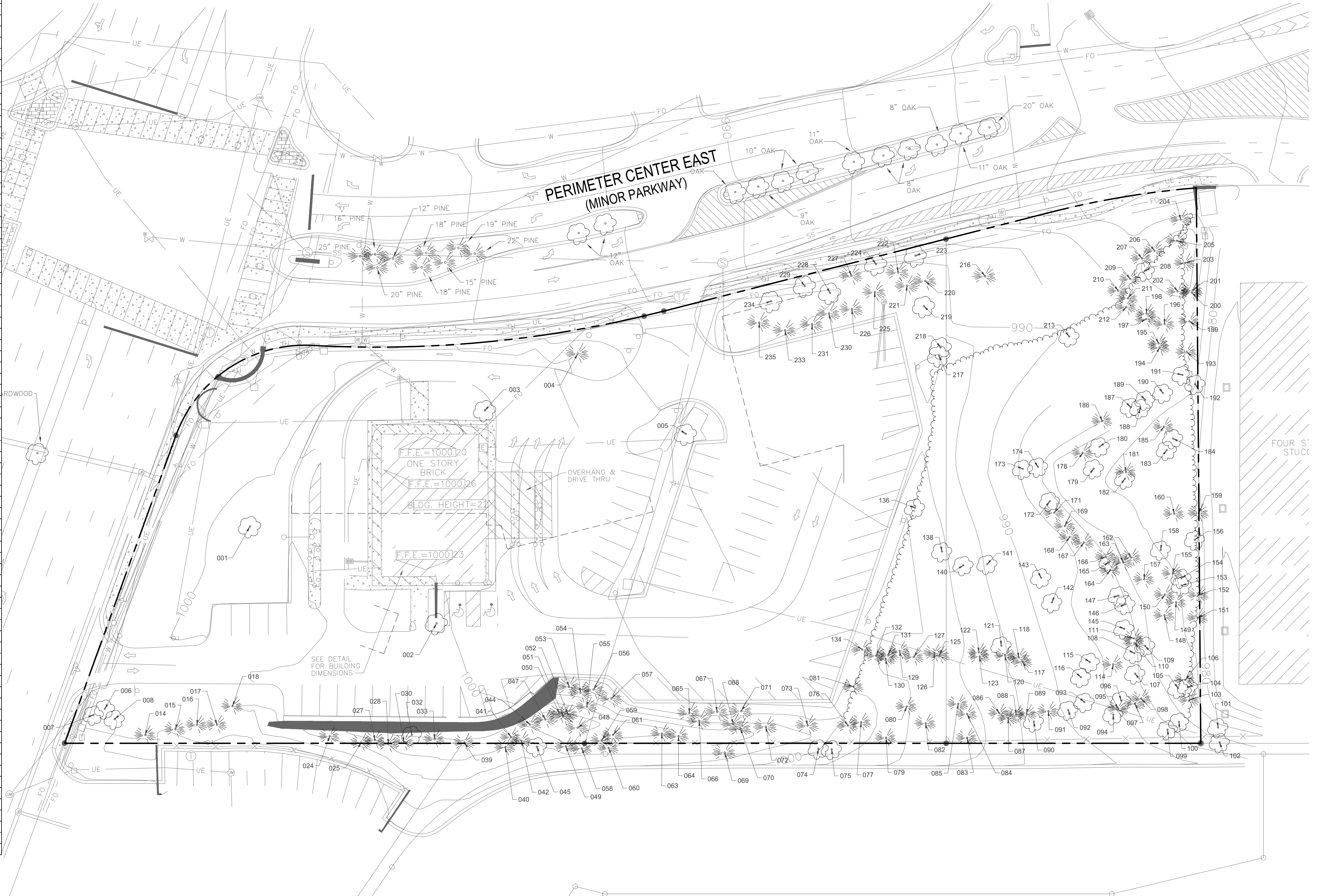
**ZONING LANDSCAPE SITE PLAN**

SHEET NAME:

PROJECT NUMBER: 1901201  
DATE: 09/03/2019

SHEET NO: **LS1.1**

TREE No.	SIZE IN INCHES	SPECIES	NOTES	TREE No.	SIZE IN INCHES	SPECIES	NOTES
001	42	PIN OAK	SPECIMEN (1381)	136	31	TULIP POPLAR	SPECIMEN (1385)
002	14	CRAPPE MYRTLE	SPECIMEN (1382)	138	7	MULBERRY	
003	24	4 TRUNK HOLLY	SPECIMEN (1382) POOR	140	6	CHERRY	
004	21	PINE		141	8	CHERRY	
005	33	POPLAR	SPECIMEN (1384)	142	12	TULIP POPLAR	
006	20	PEAR		143	8	TULIP POPLAR	
007	8	OAK		145	6	MULBERRY	
008	6	OAK		146	10	CHERRY	
014	18	PINE		147	11	SWEETGUM	
015	9	PINE		148	21	PINE	
016	21	PINE		149	10	PINE	
017	15	PINE		150	10	PINE	
018	15	PINE		151	12	PINE	
024	17	PINE		152	12	PINE	
025	15	PINE		153	10	SWEETGUM	
027	11	PINE		154	10	CHERRY	
028	9	PINE		155	20	PINE	
030	8	PINE		156	6	BLACKGUM	
032	6	PINE		157	22	PINE	
033	17	PINE		158	6	MAGNOLIA	
039	16	PINE		159	19	PINE	
040	9	PINE	OUTSIDE PL	160	17	PINE	
041	21	PINE		162	18	PINE	
042	12	PINE	HALF DEAD	163	14	PINE	
044	14	PINE		164	18	PINE	
045	6	CHERRY	OUTSIDE PL	165	8	SWEETGUM	
047	14	PINE		166	10	PINE	
048	11	PINE		167	14	PINE	
049	10	PINE	OUTSIDE PL	168	19	PINE	
050	10	PINE		169	21	PINE	
051	6	PINE		171	9	PINE	
052	12	PINE		172	10	WATER OAK	
053	8	PINE		173	10	PINE	
054	10	PINE	MISSING LIMBS	174	6	MULBERRY	
055	8	PINE		178	26	PINE	
056	11	PINE		179	10	ELM	
057	14	PINE		180	9	MAPLE	
058	12	PINE	OUTSIDE PL	181	30	PINE	SPECIMEN (1386) FAIR
059	10	PINE		182	23	OAK	
060	12	PINE	OUTSIDE PL	183	18	SWEETGUM	
061	14	PINE		184	7	SWEETGUM	
063	17	PINE		185	20	PINE	
064	16	PINE		186	14	PINE	
065	10	PINE		187	25	ELM	SPECIMEN (1387)
066	11	PINE		188	5	ELM	
067	7	PINE		189	18	N RED OAK	
068	10	PINE		190	16	ELM	
069	11	PINE	OUTSIDE PL	191	6	SOURWOOD	SPECIMEN (1388)
070	14	PINE		192	14	SWEETGUM	
071	15	PINE		193	6	PINE	
072	16	PINE		194	12	PINE	
073	14	PINE		195	17	PINE	
074	13	CHERRY	OUTSIDE PL	196	12	PINE	
075	10	OAK	OUTSIDE PL	197	8	PINE	
076	18	PINE		198	16	PINE	
077	18	PINE		199	19	PINE	
079	20	TWIN PINE	LEANING	200	10	PINE	
080	14	PINE	MISSING LIMBS	201	16	PINE	
081	14	PINE		202	10	PINE	
082	14	PINE		203	11	PINE	
083	18	PINE		204	25	PINE	
084	10	PINE		205	10	PINE	
085	15	PINE		206	10	PINE	DISEASED
086	15	PINE		207	19	PINE	
087	8	PINE	IVY ALL OVER	208	23	PINE	
088	13	PINE		209	18	PINE	
089	15	PINE		210	18	PINE	
090	20	OAK		211	10	PINE	
091	11	PINE		212	20	PINE	
092	18	SWEETGUM		213	25	PEAR	
093	5	TULIP POPLAR		216	28	PINE	DISEASED
094	6	MAGNOLIA		217	30	POPLAR	SPECIMEN (1389)
095	20	PINE		218	25	POPLAR	SPECIMEN (1390)
096	6	MAGNOLIA		219	20	TULIP POPLAR	
097	14	PINE		220	21	PINE	
098	15	PINE		211	19	PINE	
099	9	MULBERRY		222	5	PINE	
100	13	PINE		223	23	POPLAR	
101	10	SWEETGUM	OUTSIDE PL	224	21	TULIP POPLAR	
102	9	SWEETGUM	OUTSIDE PL	225	6	PINE	
103	20	PINE		226	21	PINE	
104	9	MULBERRY		227	9	PINE	
105	10	SWEETGUM	DISEASED	228	18	POPLAR	
106	20	PINE		229	20	TULIP POPLAR	
107	7	MAGNOLIA		230	9	PINE	
108	6	SWEETGUM		231	12	PINE	
109	8	SWEETGUM		233	20	PINE	
110	15	PINE		234	20	TULIP POPLAR	
111	18	PINE		235	20	PINE	
114	19	PINE					
115	13	SWEETGUM					
116	7	SWEETGUM					
117	18	PINE					
118	14	PINE					
120	16	PINE					
121	8	CHERRY					
122	22	PINE					
123	14	PINE					
125	12	PINE					
126	6	PINE					
127	18	PINE					
129	14	PINE					
130	21	PINE					
131	10	PINE					
132	25	PINE					
134	15	PINE					



AJC  
DESIGN  
GROUP

770.330.0814  
1891 WOODLAND WAY  
DUNWOODY, GA 30338



STAMP

OWNER

PERIMETER CENTER EAST  
CITY OF DUNWOODY, GA

84 PERIMETER CENTER WEST  
DUNWOODY, GEORGIA 30338

PROJECT

ISSUE SCHEDULE	NO.	DATE	ISSUE DESCRIPTION

ISSUE SCHEDULE

NO. DATE

ISSUE DESCRIPTION

NO. DATE

ISSUE DESCRIPTION

NO. DATE

ISSUE DESCRIPTION

NO. DATE

ISSUE DESCRIPTION

NO. DATE

ISSUE DESCRIPTION

NO. DATE

ISSUE DESCRIPTION

NO. DATE

ISSUE DESCRIPTION

NO. DATE

ISSUE DESCRIPTION

SHEET NAME:  
TREE SURVEY

SHEET NO.

PROJECT NUMBER:  
1901201

DATE:  
09/03/2019

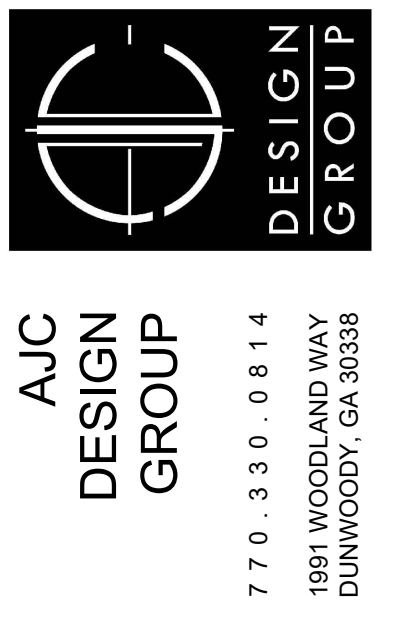
TREE SURVEY NOTE

TREE SURVEY PERFORMED BY OTHERS. SEE SPECIMEN TREE REPORT FOR ADDITIONAL INFORMATION REGARDING CONDITION OF EXISTING SPECIMEN TREES. DEAD TREES ON SITE ARE NOT SHOWN ON PLAN OR IN TREE INVENTORY LIST.

T1.1

PLANT SCHEDULE

TREES	COMMON NAME
AR	Red Maple
AA	Downy Serviceberry
CB	Pyramidal European Hornbeam
CV	White Fringetree
IA	American Holly
LS	Columnar Sweet Gum
LA	Arnold Tulip Poplar
MA	Alta Magnolia
QP	Willow Oak
TE	Emerald Arborvitae
UP	American Elm



STAMP

OWNER

PERIMETER CENTER EAST  
CITY OF DUNWOODY, GA

84 PERIMETER CENTER WEST  
DUNWOODY, GEORGIA 30338

PROJECT

NO.	DATE	ISSUE DESCRIPTION

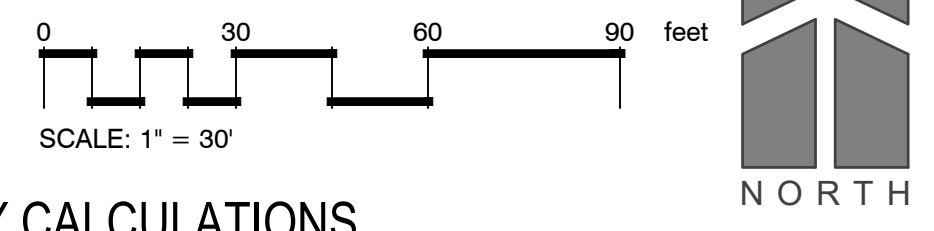
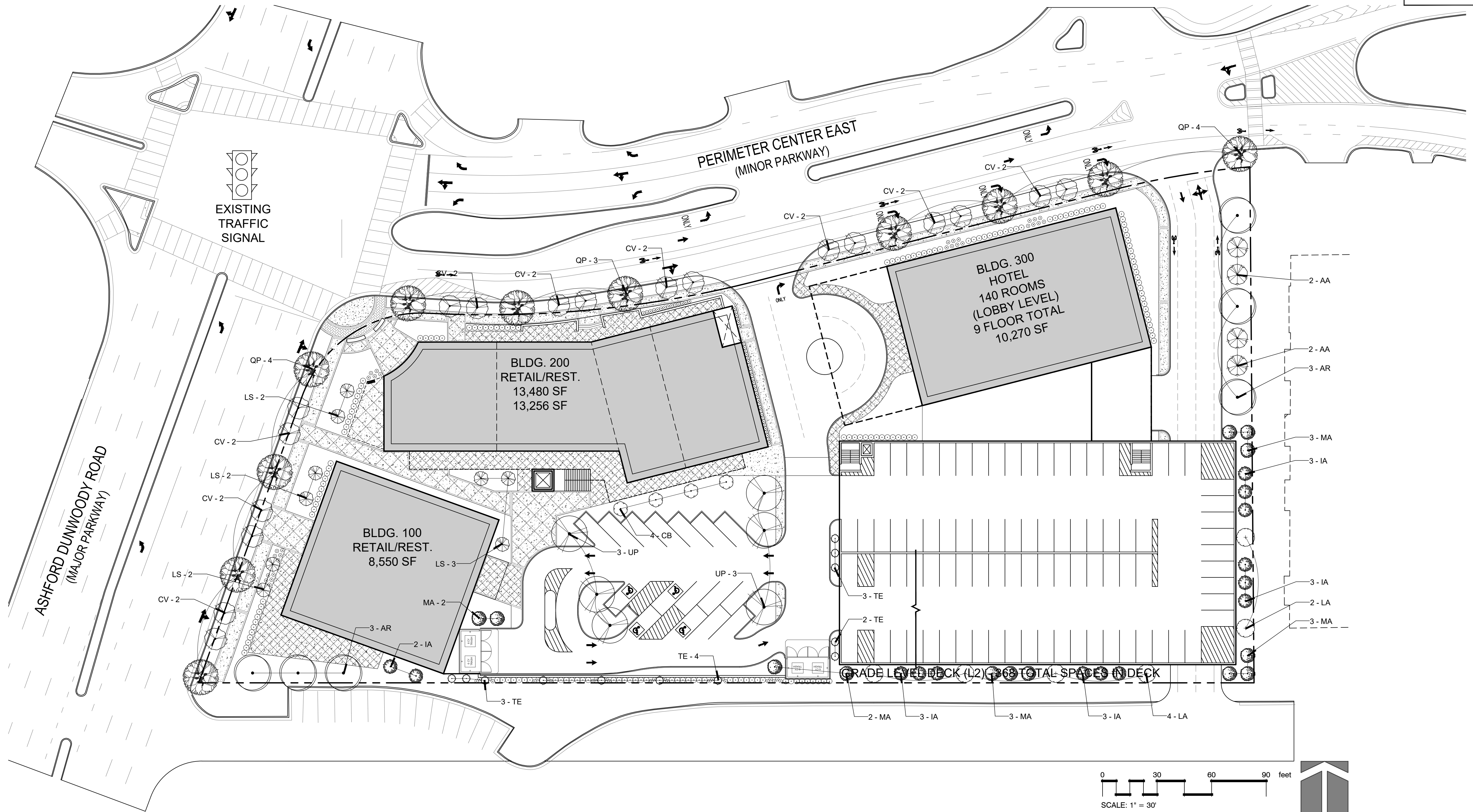
ISSUE SCHEDULE

SHEET NAME:  
**TREE RECOMPENSE PLAN**

PROJECT NUMBER: 1901201  
DATE: 09/03/2019

SHEET NO:

**T1.2**



LANDSCAPE NOTES

- PARKING LOT LANDSCAPING**
- ALL PARKING LOT LANDSCAPE ISLANDS TO HAVE A MINIMUM PERVIOUS AREA OF 400 SQUARE FEET (SF) WITH THE EXCEPTION OF A SINGLE ROW OF PARKING SPACES WHICH SHALL PROVIDE A MINIMUM OF 200 SF.
  - LANDSCAPE ISLANDS ABUTTING A SINGLE ROW OF PARKING MUST INCLUDE AT LEAST ONE CANOPY TREE. LANDSCAPE ISLANDS ABUTTING A DOUBLE ROW OF PARKING MUST INCLUDE AT LEAST TWO CANOPY TREES.
  - SHRUBS SHALL BE PROVIDED IN LANDSCAPE ISLANDS AND DIVIDER MEDIANS AT A RATE OF FOUR SHRUBS PER REQUIRED TREE. PARKING LOT SHRUBS MAY NOT EXCEED THREE FEET IN HEIGHT.
  - GROUND COVER MUST BE USED IN AREAS NOT COVERED BY TREES AND SHRUBS. TURF GRASS MAY NOT BE USED IN ISLANDS AND DIVIDER MEDIANS.
  - PARKING LOT PERIMETER SHALL BE SCREENED FROM THE ADJACENT RIGHTS OF WAY WITH LANDSCAPING, WALL OR COMBINATION THEREOF THAT RESULTS IN A CONTINUOUS VISUAL SCREEN AT LEAST THREE FEET ABOVE GRADE ALONG THE LENGTH OF THE FRONTAGE. SHRUBS USED TO SATISFY THIS REQUIREMENT SHALL BE PROVIDED AT A RATE OF 30 SHRUBS PER 100 LINEAR FEET (LF).
- LANDSCAPING SCREENING**
- GROUND MOUNTED MECHANICAL EQUIPMENT OVER 30" IN HEIGHT SHALL BE SCREENED FROM VIEW WITH A FENCE OR HEDGE TALL ENOUGH TO CONCEAL THE EQUIPMENT.
  - REUSE / RECYCLING CONTAINERS MUST BE SCREENED FROM VIEW OF STREETS AND ABUTTING LOTS WITH A SOLID OR OPAQUE FENCE AT LEAST 50 FEET IN HEIGHT.
- LANDSCAPING PLANTING**
- DECIDUOUS TREES USED TO SATISFY CODE REQUIREMENTS SHALL BE A MINIMUM OF THREE INCHES CALIPER AND A MINIMUM OF TEN FEET TALL.
  - EVERGREEN TREES USED TO SATISFY CODE REQUIREMENTS SHALL BE A MINIMUM OF SIX FEET TALL AT TIME OF PLANTING.
  - SHRUBS AND ORNAMENTAL GRASSES USED TO SATISFY CODE REQUIREMENTS SHALL BE A MINIMUM OF ONE-GALLON SIZE AT TIME OF INSTALLATION.
  - ALL REQUIRED LANDSCAPED AREAS SHALL BE COVERED WITH A BIODEGRADABLE MULCH OR GROUND COVER PLANTS. ALL REQUIRED TREES AND SHRUBS TO BE LOCATED IN MULCHED PLANTING BEDS.
  - LANDSCAPE AREAS IN OR ABUTTING PARKING LOTS MUST BE PROTECTED BY CONCRETE CURBING, ANCHORED WHEEL STOPS OR DURABLE BARRIERS APPROVED BY THE CITY ARBORIST.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CAL	SIZE	CONT	QTY
AR	Acer rubrum / Red Maple	4" Cal.		B&B	6
AA	Amelanchier arborea 'Autumn Brilliance' / Downy Serviceberry	4" Cal.		B&B	4
CB	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	4" Cal.		B&B	4
CV	Chionanthus virginicus / White Fringetree	4" Cal.		B&B	18
IA	Ilex opaca / American Holly	-	8' Min Height	B&B	14
LS	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	4" Cal.		B&B	9
LA	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	4" Cal.			6
MA	Magnolia grandiflora 'Alta' / Alta Magnolia	-	10' Min Height	B&B	13
QP	Quercus phellos / Willow Oak	4" Cal.		B&B	11
TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae	-	8' Min Height	B&B	12
UP	Ulmus americana 'Princeton' / American Elm	4" Cal.		B&B	6

TREE DENSITY CALCULATIONS

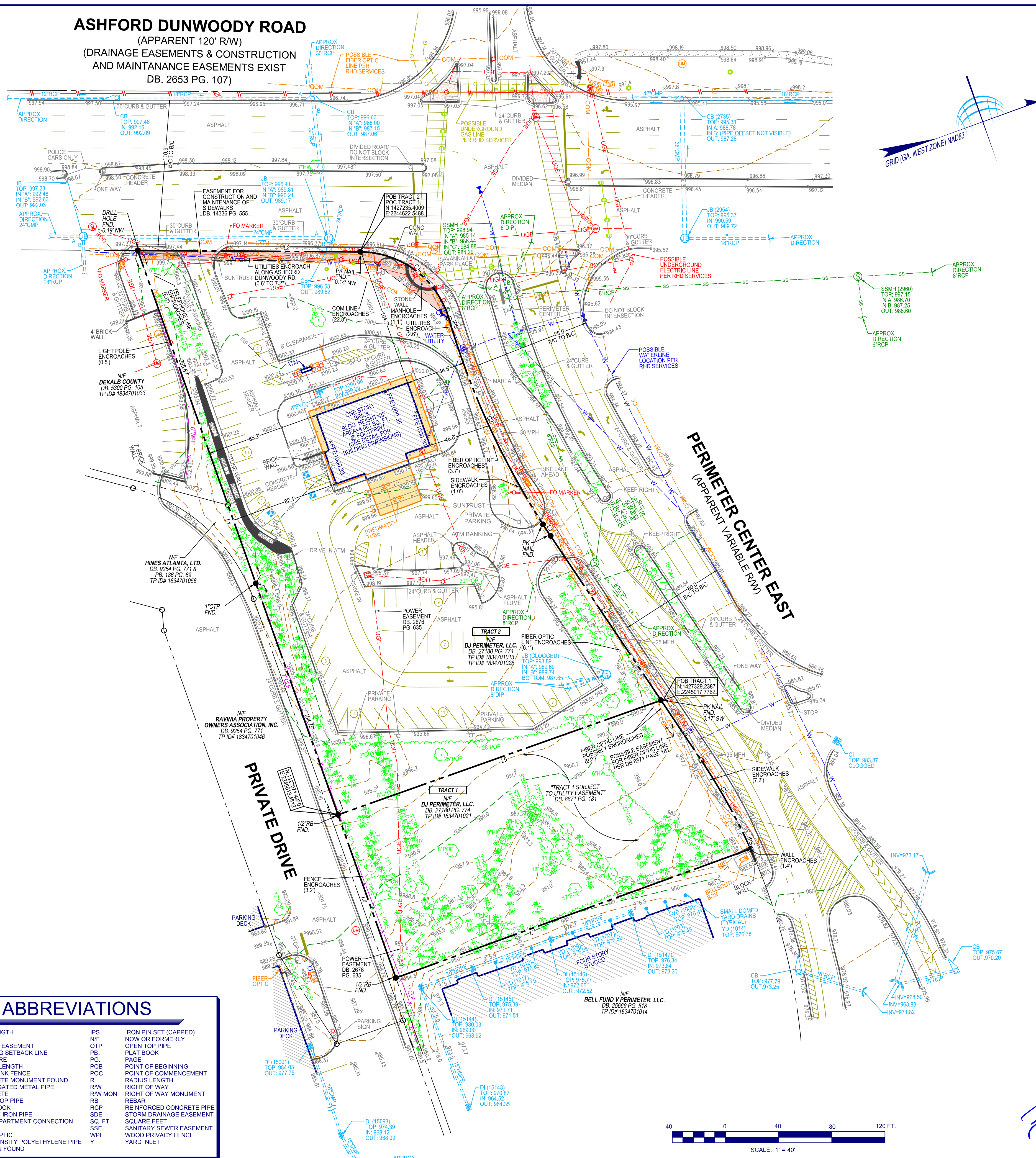
TREE REPLACEMENT CALCULATIONS					
TREE	SIZE	QUANTITY	DENSITY FACTOR	REPLACEMENT VALUE	
RED MAPLE	4" CAL.	6	0.7	4.2	
SERVICEBERRY	4" CAL.	4	0.7	2.8	
COLUMNAR HORNBEAM	4" CAL.	4	0.7	2.8	
FRINGETREE	4" CAL.	18	0.7	12.6	
AMERICAN HOLLY	8' HT MIN.	14	0.5	7	
SWEETGUM	4" CAL.	9	0.7	6.3	
ARNOLD TULIP POPLAR	4" CAL.	6	0.7	4.2	
ALTA MAGNOLIA	10' HT MIN.	13	0.6	7.8	
WILLOW OAK	4" CAL.	11	0.7	7.7	
EMERALD ARBORVITAE	8' HT MIN.	12	0.4	4.8	
AMERICAN ELM	4" CAL.	6	0.7	4.2	
				64.4	TOTAL REPLACEMENT DENSITY FACTOR
SPECIMEN TREE REPLACEMENT					
TREE NO.	SPECIES	DBH	DENSITY FACTOR	SPECIMEN MULTIPLIER	REPLACEMENT VALUE
001	PIN OAK	42	9.6	X 1.5	14.4
002	GRAPE MYRTLE	14	1.1	X 1.5	1.65
005	POPLAR	33	5.9	X 1.5	8.85
136	TULIP POPLAR	31	5.2	X 1.5	7.8
187	ELM	25	3.4	X 1.5	5.1
191	SOURWOOD	6	0.3	X 1.5	0.45
217	POPLAR	30	4.9	X 1.5	7.35
218	POPLAR	25	3.4	X 1.5	5.1
				60.7	TOTAL REPLACEMENT DENSITY FACTOR

TDF	TREE DENSITY FACTOR
RTF	REMAINING TREE FACTOR
RRD	REQUIRED REPLACEMENT DENSITY
<b>TREE DENSITY FACTOR (TDF)</b>	
=	ACREAGE X 20 UNITS/ACRE
=	2.87 X 20 UNITS/ACRE
=	57.4 DENSITY UNITS REQUIRED
<b>DENSITY UNITS PROVIDED</b>	
<b>REQUIRED REPLACEMENT DENSITY</b>	
=	TREE DENSITY - REMAINING TREE FACTOR
=	57.4 - 0
=	57.4 TOTAL DENSITY UNITS REQUIRED
<b>REPLACEMENT DENSITY CALCULATIONS</b>	
57.4	REQUIRED REPLACEMENT DENSITY
50.7	SPECIMEN REPLACEMENT DENSITY
108.1	TOTAL REPLACEMENT DENSITY REQUIRED
64.4	PROVIDED REPLACEMENT DENSITY
-43.7	REPLACEMENT DENSITY BALANCE





**ASHFORD DUNWOODY ROAD**  
(APPARENT 120' R/W)  
(DRAINAGE EASEMENTS & CONSTRUCTION  
AND MAINTENANCE EASEMENTS EXIST  
DB. 2653 PG. 107)



**TREE LEGEND  
(ABBREVIATIONS)**

DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	BCH	BEECH	HW	HARDWOOD
	CM	CRAPE MYRTLE	MAG	MAGNOLIA
	CHY	CHERRY	MAP	MAPLE
	CYP	CYPRESS	OAK	OAK
CONIFEROUS (TREE)	FIR	FIR	ORN	ORNAMENTAL
	GINGKO	GINGKO	PEAR	PEAR
	GUM	SWEET GUM	POP	POPLAR
	HIC	HICKORY	SYC	SYCAMORE

**AREA TABLE**

TRACT 1	89,627 SQ.FT. OR 2.0575 AC.
TRACT 2	35,192 SQ.FT. OR 0.8079 AC.
<b>TOTAL AREA</b>	<b>124,819 SQ.FT. OR 2.8654 AC.</b>

UNDERGROUND UTILITY MARKINGS SHOWN PER REFERENCE #4 AND HAVE NOT BEEN RELOCATED AS OF THIS SURVEY

**LEGEND**

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TRAFFIC SIGNAL BOX
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	BARBED WIRE
	CHORD LENGTH
	CHAIN LINK FENCE
	CONCRETE MONUMENT FOUND
	CORRUGATED METAL PIPE
	CONCRETE
	CRIMP TOP PIPE
	DEED BOOK
	DUCTILE IRON PIPE
	FIRE DEPARTMENT CONNECTION
	FOUND
	FIBER OPTIC
	HIGH DENSITY POLYETHYLENE PIPE
	IRON PIN FOUND
	IRON PIN SET (CAPPED)
	NOW OR FORMERLY OPEN TOP PIPE
	PLAT BOOK
	PAGE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	RADIUS LENGTH
	RIGHT OF WAY
	RIGHT OF WAY MONUMENT
	REBAR
	REINFORCED CONCRETE PIPE
	STORM DRAINAGE EASEMENT
	SQ. FT.
	SANITARY SEWER EASEMENT
	WOOD PRIVACY FENCE
	YARD INLET

**ABBREVIATIONS**

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NIF	NOW OR FORMERLY OPEN TOP PIPE
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARBED WIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
FO	FIBER OPTIC	WPF	WOOD PRIVACY FENCE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	YI	YARD INLET
IPF	IRON PIN FOUND		

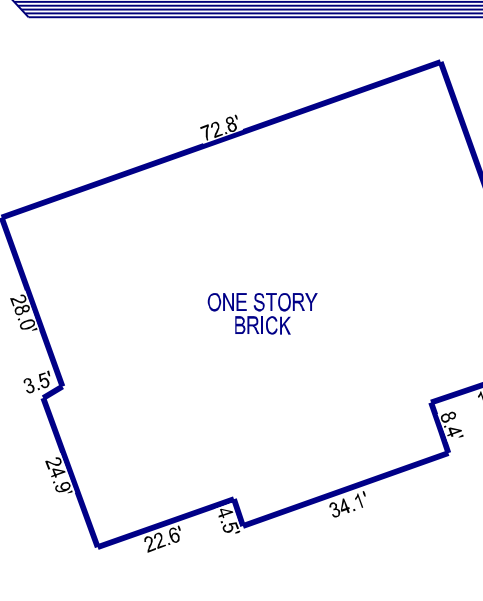
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°02'36" W	450.42'
L2	N 20°49'21" E	167.24'
L3	N 77°07'17" E	10.35'
L4	N 76°37'17" E	148.94'
L5	S 00°57'41" W	257.78'
L6	N 76°37'17" E	54.41'
L7	S 00°30'14" W	283.88'
L8	N 85°02'36" W	130.08'

**CURVE TABLE**

SEGMENT	ARC	RADIUS	BEARING	CHORD
C1	88.42'	70.00'	N 57°28'01" E	83.46'
C2	170.90'	595.95'	N 85°53'52" E	170.31'
C3	76.24'	454.47'	N 81°25'47" E	76.15'

**BUILDING DIMENSION**



TerraMark Land Surveying, Inc.  
1000 Peachtree Street, N.E.  
Atlanta, Georgia 30306  
Phone No. (770) 421-1827  
Fax No. (770) 421-0552  
www.TerraMark.com  
Professional Land Surveying C. O. A. #LSF00870

Project No.	201910203	No.	1	Date
Survey Crew	AK	F1		
Drawn By	NEC	F2		
Approved By	ABC	F3		
Date	08/30/19	F4		
Scale	1"=40'	F5		
		F6		
		F7		
		F8		
		F9		
		F10		

**ALTAIANS LAND TITLE & TOPOGRAPHIC SURVEY**  
FOR  
JSJ PERIMETER, LLC, BAY POINT CAPITAL PARTNERS  
II, LP & FIRST AMERICAN TITLE INSURANCE COMPANY  
(84 PERIMETER CENTER EAST)  
LOCATED IN  
LAND LOT 347, 18TH DISTRICT  
DEKALB COUNTY, GEORGIA

SHEET NO.  
**2/2**  
DRAWING# TM 19 083

