

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE A (MEDIUM DENSITY APARTMENT) DISTRICT TO THE A (MEDIUM DENSITY APARTMENT) DISTRICT, PROPERTY LOCATED AT 475 MOUNT VERNON HIGHWAY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on January 16, 2007 at 7:00 p.m. as follows:

SECTION 1. That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **475 Mount Vernon Highway**, consisting of a total of approximately 7.43 acres, be changed from the A (Medium Density Apartment) District to the A (Medium Density Apartment) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 71 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 16th day of January, 2007.

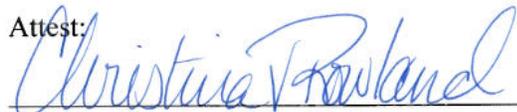
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Approved:



Eva Galambos, Mayor

Attest:



Christina Rowland, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ06-051

475 Mount Vernon Highway

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Mount Vernon Village located at 475 Mount Vernon Highway. Rezoning petition RZ06-051 to rezone the subject property from A (Medium Density Apartment District) conditional to **A (Medium Density Apartment District)** was approved by the Mayor and City Council at the January 16, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. To a density of 9.42 units per acre or seventy (70) units, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated October 3, 2006. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

1. All slope bedding Class C unless noted otherwise.

2. All signs and markings shall be installed in accordance with Fulton County Signs & Construction Specifications.

3. Meter mains shall have a minimum depth of 4'-0" cover and shall have a minimum depth of 5'-0" unless otherwise approved by CITY OF MOUNTAIN VIEW WATER BUREAU.

4. Place stone, 10" x 50" x 4", slope stabilizer pads, ducting.

5. Contractor shall notify architect prior to the removal or destruction of any tree not within limits of building, driveways or building limits. No new trees as possible shall be saved outside building limits.

6. Provide pavement symbols as spaces to identify and reserve them for the physically handicapped.

7. All parking lot striping shall be minimum 3" wide painted striping.

8. Denotes number of parking spaces.

CONSTRUCTION LEGEND

1 Standard Concrete curb and gutter.

2 Standard Roadwall.

3 "N" Notched Wall.

4 Handtrap comp.

5 5/8" Tee at catch basin (Type B).

6 Catch basin Type A.

7 Catch basin Type B.

8 Standard "L" sidewalk.

9 Typical pavement section.

10 Standard Brick Manhole.

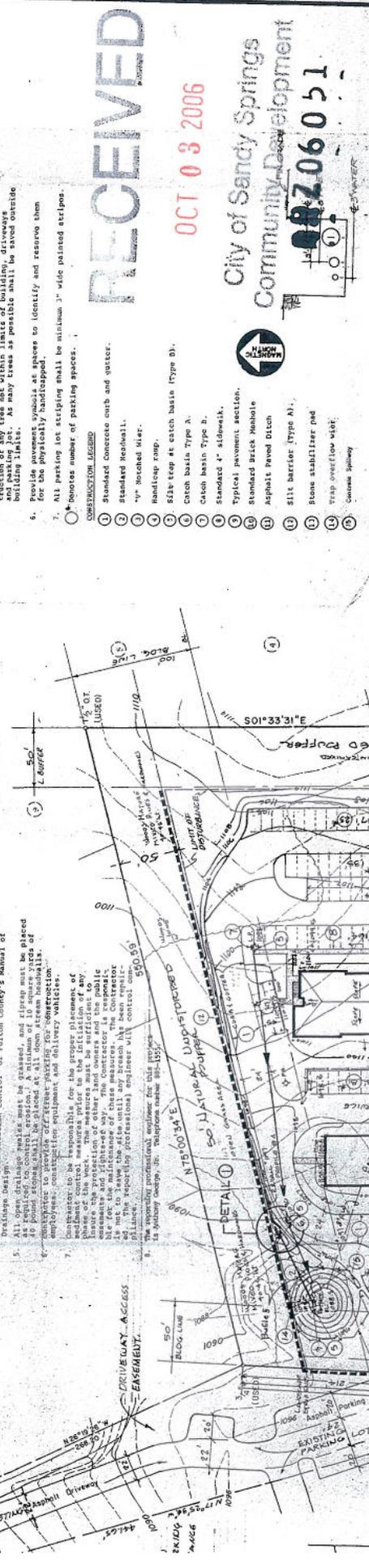
11 Asphalt paved ditch.

12 Silt barrier (Type A).

13 Stone stabilizer pad.

14 Trap overflow sign.

15 Concrete signpost.



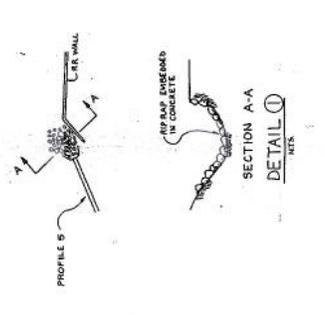
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OCT 03 2006

City of Sandy Springs
Community Development

2006051

SECTION R-R
N/A



NOTES:

SANITARY SEWER AS-BUILT DRAWINGS WILL BE PROVIDED TO FULTON COUNTY UPON COMPLETION OF CONSTRUCTION.

0-20 FOOT FALL ACROSS ALL SANITARY SEWER MANHOLES.

THE CONSTRUCTION AND INSTALLATION OF SANITARY SEWERS AND EROSION CONTROLS ARE TO BE IN ACCORDANCE WITH ALL FULTON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.

ALL FILL IS TO BE COMPACTED TO 95.9% STANDARD PROCTOR.

NOTIFY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BEGINNING CONSTRUCTION.

ALL SILT BARRIERS ARE TO BE SERVED BY GRAVITY SEWER.

ALL SILT BARRIERS ARE TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER OR FULTON COUNTY INSPECTOR.

CONSTRUCTION SITS TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD UPON PUBLIC ROADS.

NOTE:

ROOFS ON TWO-STORY LIVING UNITS - SLOPE TO GUTTERS WITH DOWN SPOUTS @ MAX 20' O.C. WATER DRAINS IN SHIELD FLOW AUTO GRABS AROUND ENTIRE BUILDING ONE STORY BUILDING HAS FLAT ROOF WITH 6" W/6" DRAINS THAT ARE PIPED INTO MATH RETENTION BASIN. Contractor shall Slope Buffers, Construction Easement, & to improve.

NOTE: SANITARY SEWER INDICATED ON FULTON COUNTY AS-BUILT TO EXTEND TOWARD JOHNSON FERRY ROAD.

Existing Sp. 16 H
Top 1057.56
Int. 1049.44

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 71 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin on the Northeastern side of Johnson Ferry Road, 551.5 feet Northwesterly from the corner formed by the intersection of Northeastern side of Johnson Ferry Road with the Westerly side of Glenridge Drive; extending thence North 75 degrees, 11 minutes West along the Northeastern side of Johnson Ferry Road, 323.6 feet to an iron pin, said iron pin being located at the Southeast corner of the lands now owned by the Mount Vernon Presbyterian Church; extending thence North 1 degree, 44 minutes East, forming an interior angle of 103 degrees, 05 minutes with the last preceding course, 520.2 feet to an iron pin, said iron pin being located 268.6 feet Southerly from Mount Vernon Road; thence North 74 degrees, 59 minutes East, forming an interior angle of 106 degrees, 45 minutes with the last preceding course, 551.7 feet to an iron pin; thence South 1 degree, 34 minutes East, forming an interior angle of 76 degrees, 33 minutes with the last preceding course, 627.2 feet to an iron pin; thence North 75 degrees, 06 minutes West, forming an interior angle of 73 degrees, 32 minutes with the last preceding course, 225 feet to an iron pin; thence South 11 degrees, 20 minutes West, forming an interior angle of 273 degrees, 34 minutes with the last preceding course, 180 feet to the Northeastern side of Johnson Ferry Road and the point of beginning; said tract containing 7.43 acres as shown and described in a plat of survey prepared by J. B. Carey, Registered Engineer, dated December 24, 1961.