

**AN ORDINANCE TO MODIFY THE EXISTING SITE PLAN FOR THE MOSAIC
APARTMENT COMPLEX LOCATED AT 5675 ROSWELL ROAD (SR 9) TO SHOW THE
LOCATION OF EXISTING FREESTANDING SIGNS**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on September 16, 2008 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 **5675 Roswell Road (SR 9)**, consisting of a total of approximately 39.47 acres, be modified, with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 69 and 91 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Article 33, Section 26 of the Zoning Ordinance of the City of Sandy Springs; and

SECTION 3. 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 4. 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 5. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

SECTION 6. 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 December, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Tracy Tye, Acting City Clerk
(Seal)



CONDITIONS OF APPROVAL

ZM08-015/CV08-028

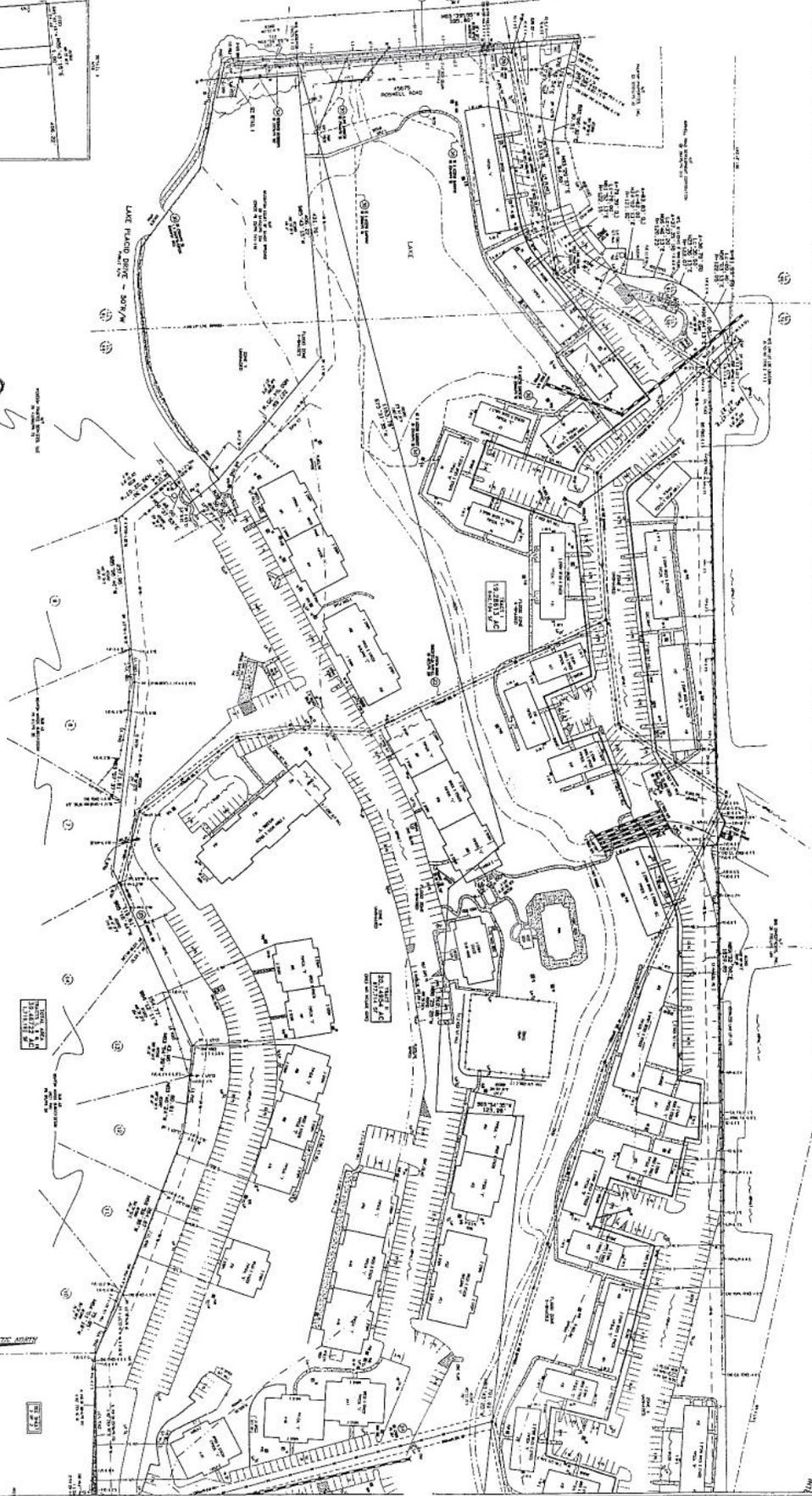
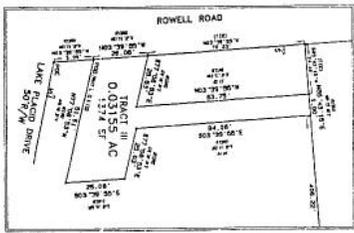
5675 Roswell Road (SR 9)

The City of Sandy Springs Mayor and City Council approved the zoning modification of property owned by BGAV Stonebridge at 5675 Roswell Road (SR 9). The zoning modification petition ZM08-015/CV08-028 was approved to modify the existing site plan for the Mosaic Apartment Complex to show the location of existing freestanding signs by the Mayor and City Council at the September 16, 2008 hearing, subject to the following conditions:

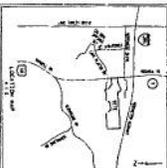
1. To the site plan showing the location of existing signs submitted to the Department of Community Development dated received October 7, 2008. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
2. To the existing freestanding sign height of 85.5 inches and existing sign face area of 80 square feet at the north entrance on Roswell Road (SR9) and to the existing sign height of 84 inches and existing sign face of 61 square feet at the south entrance at the corner of Roswell Road (SR9) and Lake Placid Drive.
3. To the existing freestanding sign location consisting of a four point nine (4.9) foot setback from the right-of-way of Lake Placid Drive and a fifteen point 2 (15.2) foot sign setback from the face of curb along Roswell Road (SR9) for the sign located at the south entrance as shown on the site plan referenced in condition #1, above.

ZM08 015

ROSWELL ROAD - VARIABLE R/W (FROM 1971)
AND U.S. HIGHWAY 90
AND GEORGIA HIGHWAY 402



RECEIVED
OCT 07 2008
City of Sandy Springs
Community Development



NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...

NOTED: THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANDY SPRINGS AND THE STATE OF GEORGIA. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ADJACENT PROPERTY OWNERS AND THE LOCAL COMMUNITY.

NOTED: THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANDY SPRINGS AND THE STATE OF GEORGIA. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ADJACENT PROPERTY OWNERS AND THE LOCAL COMMUNITY.



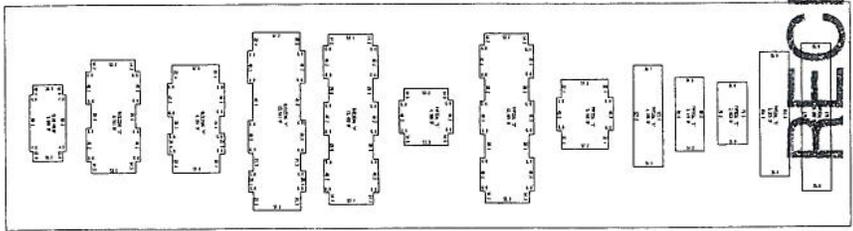
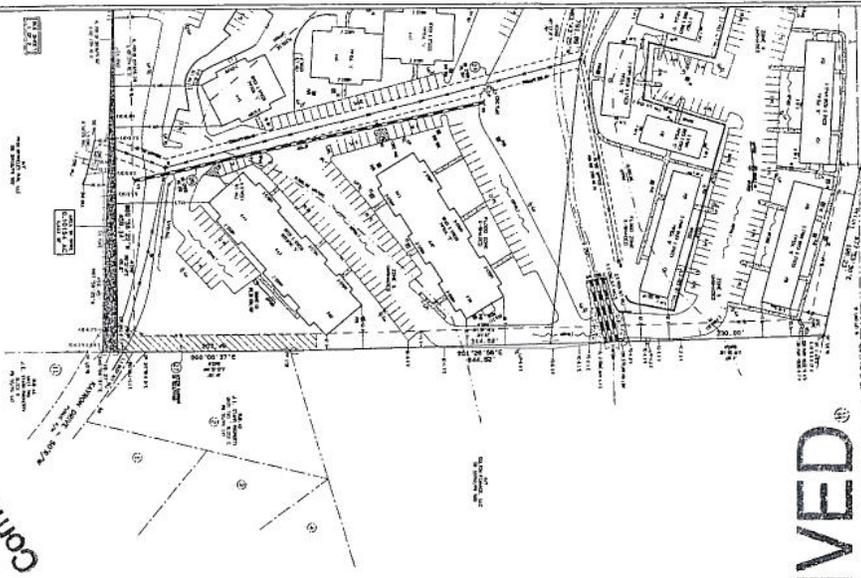
AT/AS/CS LAND TITLE SURVEY FOR
BGAV STONEBRIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY,
BGAV GEORGIA PORTFOLIO I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CEBAM, INC., A DELAWARE CORPORATION
AND JACKSON NATIONAL LIFE INSURANCE COMPANY
LAND LOTS 69 & 91 - 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

Logos for WMB and other related entities. The WMB logo is prominently displayed, along with other smaller logos and text.

City of Sandy Springs
Community Development

OCT 07 2008

RECEIVED



RECEIVED
OCT 07 2008
City of Sandy Springs
Community Development

RECEIVED
OCT 07 2008
City of Sandy Springs
Community Development

ATLANTA LAND TITLE SERVICE FOR
 DELAWARE LIMITED LIABILITY COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY,
 BGAV STONEBRIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GEAM, INC., A DELAWARE CORPORATION,
 BGAV GEORGIA PORTFOLIO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CEBAM, INC., A DELAWARE CORPORATION,
 AND JACKSON NATIONAL LIFE INSURANCE COMPANY

LAND LOTS 69 LOCATED IN 17TH DISTRICT
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

WMB
 WILSON MORTGAGE BANKING
 1100 WILSON ROAD, SUITE 100
 ALPHARETTA, GA 30201
 (770) 462-1000

WMB
 WILSON MORTGAGE BANKING
 1100 WILSON ROAD, SUITE 100
 ALPHARETTA, GA 30201
 (770) 462-1000

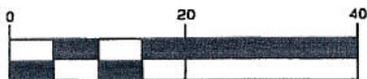
ZM08 015

REFERENCE MATERIAL:

ALTA/ACSM LAND TITLE SURVEY FOR BGAV STONEBRIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BGAV GEORGIA PORTFOLIO I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GEBAM, INC., A DELAWARE CORPORATION AND JACKSON NATIONAL LIFE INSURANCE COMPANY LOCATED IN LAND LOTS 69 & 91 ~ 17TH DISTRICT CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA. BY WATTS & BROWNING ENGINEERS, INC. DATED 05/18/07, LAST REVISED 06/22/07.

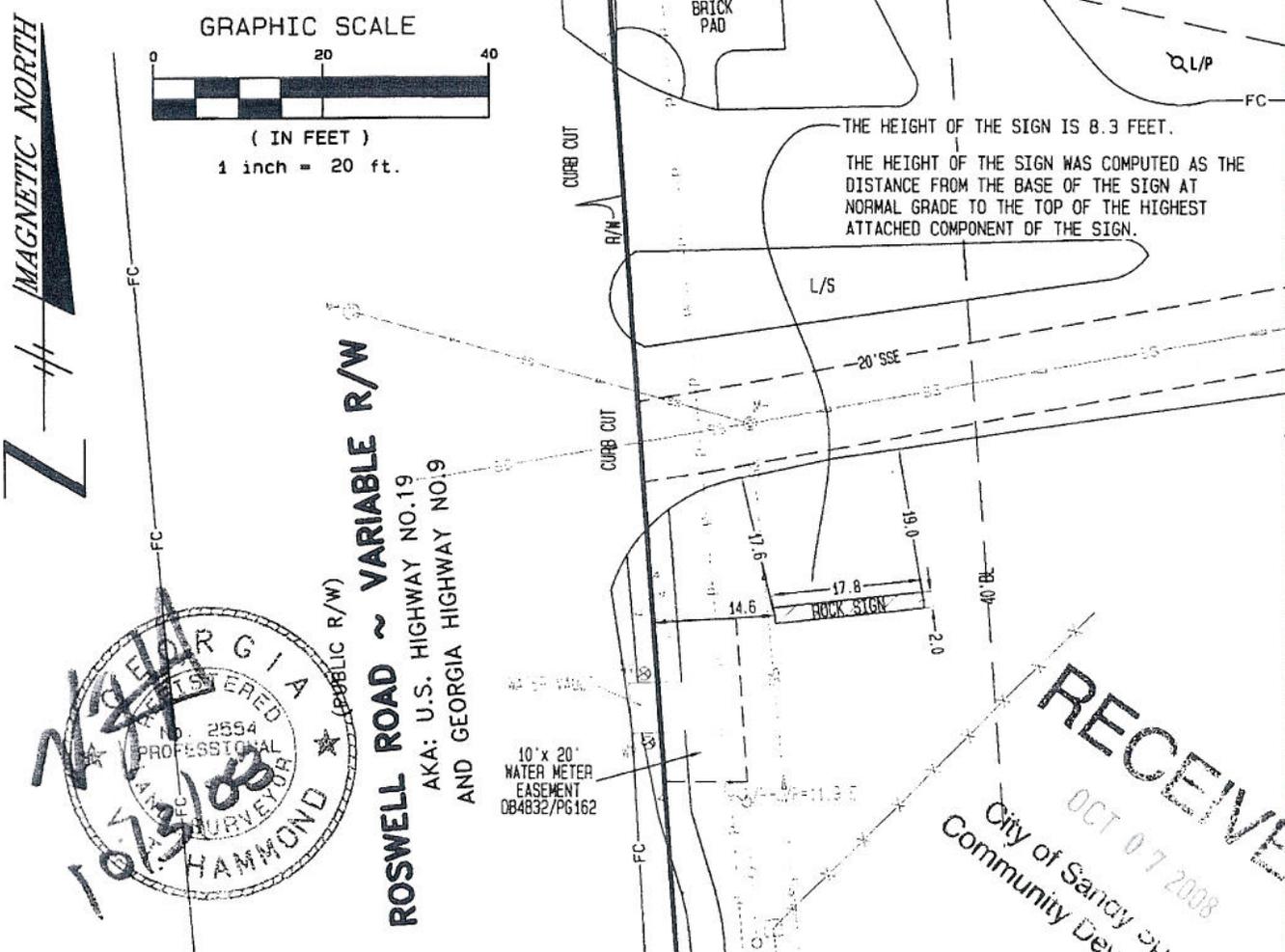
MAGNETIC NORTH

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



ROSWELL ROAD ~ VARIABLE R/W
 AKA: U.S. HIGHWAY NO. 19
 AND GEORGIA HIGHWAY NO. 19

RECEIVED
 OCT 07 2008
 City of Sandy Springs
 Community Development

SCALE:	1" = 20'
DATE SURVEYED:	05/14/07
DATE UPDATED:	N/A
SURVEYED BY:	KENYON
DATE DRAFTED:	10/01/08
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	VTH
FIELD BOOK #:	2319
JOB NUMBER:	070505
FOLDER NUMBER:	070505
COGO FILE:	503-WILMA-SE
DISC FILE:	070505-SIGN-EXHIBIT
COUNTY/LL/D/S:	FULTON/91/17
PLAT FILE:	A
SHEET:	1 OF 1

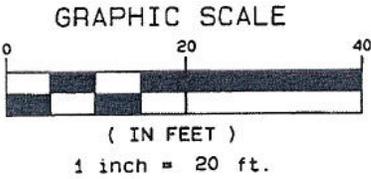
**ASBUILT SIGN EXHIBIT FOR
 THE BASCOM GROUP
 SOUTH ENTRANCE**
 LOCATED IN
**LAND LOT 91
 17TH DISTRICT
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA**



WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5582 PEACHTREE ROAD
 ATLANTA, GEORGIA 30341-4953
 PHONE: (770) 451-7453
 FAX: (770) 455-3955
 WWW.WBENGR.COM

10/03/08 ~ ADD SIGN HEIGHT

MAGNETIC NORTH



(PUBLIC R/W)
ROSWELL ROAD ~ VARIABLE R/W
 AKA: U.S. HIGHWAY NO.19
 AND GEORGIA HIGHWAY NO.9

ZM08 015

N/F
 BRIGHTON COURT OF SANDY SPRINGS
 DB 34152/PG 334
 CONDO PB 15/PG 141-142

THE HEIGHT OF THE SIGN IS 8.1 FEET.

THE HEIGHT OF THE SIGN WAS COMPUTED AS THE DISTANCE FROM THE BASE OF THE SIGN AT NORMAL GRADE TO THE TOP OF THE HIGHEST ATTACHED COMPONENT OF THE SIGN.

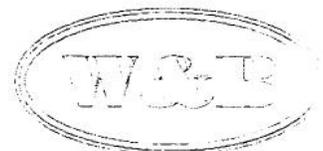
REFERENCE MATERIAL:

ALTA/ACSM LAND TITLE SURVEY FOR BGAV STONEBRIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BGAV GEORGIA PORTFOLIO I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GEBAM, INC., A DELAWARE CORPORATION AND JACKSON NATIONAL LIFE INSURANCE COMPANY LOCATED IN LAND LOTS 69 & 91 ~ 17TH DISTRICT CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA. BY WATTS & BROWNING ENGINEERS, INC. DATED 05/18/07, LAST REVISED 06/22/07.

SCALE:	1" = 20'
DATE SURVEYED:	05/14/07
DATE UPDATED:	N/A
SURVEYED BY:	KENYON
DATE DRAFTED:	10/01/08
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	VTH
FIELD BOOK #:	2319
JOB NUMBER:	070505
FOLDER NUMBER:	070505
COGO FILE:	503-WILMA-SE
DISC FILE:	070505-SIGN-EXHIBIT
COUNTY/LL/D/S:	FULTON/91/17
PLAT FILE:	A
SHEET:	1 OF 1

ASBUILT SIGN EXHIBIT FOR
THE BASCOM GROUP
SOUTH ENTRANCE
 LOCATED IN
LAND LOT 91
17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

10/03/08 ~ ADD SIGN HEIGHT



WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5582 PEACHTREE ROAD
 ATLANTA, GEORGIA 30341-4953
 PHONE: (770) 451-7453
 FAX: (770) 455-3955
 WWW.WBENGR.COM

RECEIVED
 OCT 07 2008
 City of Sandy Springs
 Community Development

LAKE PLACID DRIVE ~ 50'R/W
 PUBLIC R/W

EXHIBIT "A"
(TRACTS I, II & III)

RECEIVED
OCT 07 2008
City of Sandy Springs
Community Development

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 69 AND 91 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE PLACID DRIVE (50' R/W) AND THE EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD (AKA: U.S. HIGHWAY NO. 19 AND GA. HIGHWAY NO. 9; VARIABLE R/W) AND PROCEED NORTH 03°39'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD FOR A DISTANCE OF 5.09 FEET TO A POINT AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED, CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD (AKA: U.S. HIGHWAY NO. 19 AND GA. HIGHWAY NO. 9; VARIABLE R/W), NORTH 03°39'55" WEST, FOR A DISTANCE OF 26.08 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD AND PROCEED SOUTH 77°08'53" EAST FOR A DISTANCE OF 25.53 FEET TO A POINT; THENCE NORTH 03°39'55" WEST A DISTANCE OF 83.75 FEET TO A POINT; THENCE SOUTH 85°43'15" WEST A DISTANCE OF 24.48 FEET TO A NAIL PLACED ON THE EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD (AKA: U.S. HIGHWAY NO. 19 AND GA. HIGHWAY NO. 9; VARIABLE R/W); THENCE NORTH 03°39'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD (AKA: U.S. HIGHWAY NO. 19 AND GA. HIGHWAY NO. 9; VARIABLE R/W) FOR A DISTANCE OF 395.80 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD AND PROCEED SOUTH 76°46'54" EAST FOR A DISTANCE OF 119.54 FEET TO AN IRON PIN FOUND (1/2"RE-BAR); THENCE SOUTH 82°06'32" EAST FOR A DISTANCE OF 30.51 FEET TO A POINT; THENCE NORTH 83°29'57" EAST FOR A DISTANCE OF 94.60 FEET TO A POINT; THENCE 79.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 122.15 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°52'13" EAST, 78.00 FEET TO A POINT; THENCE 83.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 121.92 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 24°02'13" EAST, 82.00 FEET TO A POINT; THENCE 37.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.23 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 06°46'13" EAST, 37.20 FEET TO A POINT; THENCE 38.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 123.07 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 23°36'13" EAST, 38.60 FEET TO A POINT; THENCE 91.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 122.05 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 58°03'13" EAST, 89.40 FEET TO A POINT; THENCE NORTH 00°44'13" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF LAND LOT 69 (AS COMMONLY RECOGNIZED, SAID LINE BEING COMMON TO LAND LOTS 69 AND 70); THENCE SOUTH 45°37'47" EAST ALONG THE NORTHERLY LINE OF LAND LOT 69 (AS COMMONLY RECOGNIZED) FOR A DISTANCE OF 44.27 FEET TO AN IRON PIN FOUND (1/2"RE-BAR); THENCE NORTH 89°32'00" EAST ALONG THE NORTHERLY LINE OF LAND LOT 69 (AS COMMONLY RECOGNIZED) FOR A DISTANCE OF 1659.89 FEET TO A POINT WHERE SAID NORTHERLY LINE OF LAND LOT 69 INTERSECTS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 285 (FKA: ATLANTA CIRCUMFERENTIAL HIGHWAY, VARIABLE R/W); THENCE DEPARTING SAID NORTHERLY LINE OF LAND LOT 69 AND PROCEED SOUTH 77°53'30" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 285 (VARIABLE R/W) FOR A DISTANCE OF 198.23 FEET TO AN IRON PIN FOUND (7/8"RE-BAR); THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 285 (FKA: ATLANTA CIRCUMFERENTIAL HIGHWAY, VARIABLE R/W) AND PROCEED SOUTH 01°26'58" EAST FOR A DISTANCE OF 644.62 FEET TO AN IRON PIN FOUND (1"OPEN TOP PIPE); THENCE SOUTH 00°06'37" EAST FOR A DISTANCE OF 207.49 FEET TO A POINT ON THE WESTERLY TERMINUS OF

ZM08 015
510 80M7

RECEIVED

KAYRON DRIVE (50'R/W); THENCE DEPARTING SAID WESTERLY TERMINUS OF KAYRON DRIVE (50'R/W) AND PROCEED SOUTH 89°36'22" WEST FOR A DISTANCE OF 459.14 FEET TO A POINT LOCATED AT THE NORTHEASTERLY CORNER OF LOT NO. 10 UNIT TWO OF BENTON WOODS SUBDIVISION (PLAT BOOK 85, PAGE 50); THENCE ALONG THE NORTHERLY LINE OF UNIT TWO, BENTON WOODS SUBDIVISION (PLAT BOOK 85, PAGE 50) AND THE NORTHERLY LINE OF BENTON WOODS SUBDIVISION (PLAT BOOK 81, PAGE 35) THE FOLLOWING COURSES AND DISTANCES: 1) NORTH 64°01'19" WEST A DISTANCE OF 75.85 FEET TO A POINT; 2) THENCE NORTH 68°59'35" WEST A DISTANCE OF 264.67 FEET TO AN IRON PIN FOUND (1-1/2"CRIMPED TOP PIPE); 3) THENCE NORTH 83°40'28" WEST A DISTANCE OF 80.91 FEET TO AN IRON PIN FOUND (1-1/2"CRIMPED TOP PIPE); 4) THENCE NORTH 83°54'39" WEST A DISTANCE OF 43.96 FEET TO AN IRON PIN FOUND (1-1/2"CRIMPED TOP PIPE); 5) THENCE SOUTH 66°12'11" WEST A DISTANCE OF 154.77 FEET TO AN IRON PIN FOUND (1-1/2"CRIMPED TOP PIPE); 6) THENCE SOUTH 66°16'44" WEST A DISTANCE OF 119.61 FEET TO A POINT; 7) THENCE NORTH 83°07'37" WEST A DISTANCE OF 271.61 FEET TO A POINT; 8) THENCE SOUTH 85°08'40" WEST A DISTANCE OF 237.95 FEET TO AN IRON PIN FOUND (1/2"RE-BAR) AT THE NORTHWESTERLY CORNER OF LOT NO. 9 OF BENTON WOODS SUBDIVISION (PLAT BOOK 81, PAGE 35); THENCE DEPARTING SAID BENTON WOODS SUBDIVISION AND PROCEED NORTH 39°22'07" WEST A DISTANCE OF 93.30 FEET TO AN IRON PIN FOUND (1/2"RE-BAR) ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE PLACID DRIVE (50'R/W); THENCE NORTH 50°37'53" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE PLACID DRIVE (50'R/W) FOR A DISTANCE OF 48.00 FEET TO AN IRON PIN FOUND (1 3/8" CRIMPED TOP PIPE) ON THE TERMINUS OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE PLACID DRIVE (50'R/W); THENCE DEPARTING SAID SOUTHEASTERLY TERMINUS OF LAKE PLACID DRIVE (50'R/W) AND PROCEED NORTH 39°22'07" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE TERMINUS OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE PLACID DRIVE (50'R/W); THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE PLACID DRIVE AND PROCEED NORTH 50°04'35" WEST A DISTANCE OF 227.69 FEET TO AN IRON PIN FOUND (1/2"RE-BAR); THENCE SOUTH 85°43'15" WEST A DISTANCE OF 406.22 FEET TO A POINT; THENCE SOUTH 03°39'55" EAST A DISTANCE OF 84.06 FEET TO A POINT; THENCE SOUTH 77°08'53" EAST A DISTANCE OF 25.03 FEET TO A POINT; THENCE SOUTH 03°39'55" EAST A DISTANCE OF 26.08 FEET TO A POINT; THENCE NORTH 77°08'53" WEST A DISTANCE OF 51.61 FEET TO A NAIL PLACED ON THE EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD (AKA: U.S. HIGHWAY NO. 19 AND GA. HIGHWAY NO. 9, VARIABLE R/W) AND THE POINT OF BEGINNING. SAID TRACT OR PARCEL CONTAINING 39.46722 ACRES OR 1,719,192 SQUARE FEET.

Commonwealth Land Title Insurance

51080M7

THIS DESCRIPTION IS INTENDING TO DESCRIBE ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 0-132-/ 988 EFFECTIVE DATE APRIL 19, 2007.