

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR A USE PERMIT TO INCREASE THE TEN (10) STORY
MAXIMUM BUILDING HEIGHT TO ELEVEN (11) STORIES FOR THE HOTEL BUILDING**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on May 19, 2008 at 6:00 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 **1140 & 1150 Hammond Drive**, consisting of a total of approximately 19.43 acres, be allowed a use permit under the MIX (Mixed Use District) with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 18 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the use permit(s), as listed in the attached conditions of approval, be approved under the provisions of Section 19.2.3 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

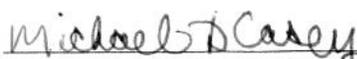
SECTION 6. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 19st day of May, 2009.

Approved:


Eva Galambos, Mayor

Attest:


Michael D. Casey, Interim City Clerk
(Seal)



CONDITIONS OF APPROVAL

U09-003

1140 & 1150 Hammond Drive

The City of Sandy Springs Mayor and City Council approved the use permit petition for property at 1140 & 1150 Hammond Drive. Use permit petition U09-003 was approved to increase the ten (10) story maximum building height to eleven (11) stories for the hotel building by the Mayor and City Council at the May 19, 2009 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. The maximum building height shall be eleven (11) stories for the hotel building (U09-003).
2. To the owner's agreement to abide by the following:
 - a. To the site plan submitted to the Department of Community Development dated received February 3, 2009. 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 of this case and all conditions of case RZ08-32 shall be in place prior to the issuance of a Certificate of Occupancy.
3. The amenities area located on the eleventh floor shall be limited to a total of 7,000 square feet.

1140 & 1150 HAMMOND DRIVE

U09 003

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 48, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NOTHWESTERLY MITER OF INTERSECTION OF HAMMOND DRIVE NORTHERLY RIGHT OF WAY (RIGHT OF WAY VARIES) AND PEACHTREE-DUNWOODY ROAD EASTERLY RIGHT OF WAY (RIGHT OF WAY VARIES) RUN, ALONG SAID PEACHTREE-DUNWOODY ROAD EASTERLY RIGHT OF WAY (RIGHT OF WAY VARIES), NORTH 01 DEGREES 23 MINUTES 59 SECONDS WEST, A DISTANCE OF 152.99 FEET;

THENCE RUN NORTH 13 DEGREES 02 MINUTES 18 SECONDS EAST, A DISTANCE OF 47.92 FEET;

THENCE RUN NORTH 00 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 68.53 FEET;

THENCE RUN NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 45.20 FEET;

THENCE RUN NORTH 08 DEGREES 51 MINUTES 34 SECONDS EAST, A DISTANCE OF 20.82 FEET;

THENCE RUN NORTH 03 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 72.30 FEET;

THENCE RUN NORTH 01 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 143.78 FEET;

THENCE RUN NORTH 15 DEGREES 28 MINUTES 13 SECONDS EAST, A DISTANCE OF 4.46 FEET;

THENCE RUN NORTH 01 DEGREES 24 MINUTES 32 SECONDS EAST, A DISTANCE OF 67.38 FEET;

THENCE RUN NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 46.72 FEET;

THENCE RUN NORTH 08 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 18.32 FEET;

THENCE RUN NORTH 01 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF 134.33 FEET;

THENCE, LEAVING SAID PEACHTREE-DUNWOODY ROAD EASTERLY RIGHT OF WAY (RIGHT OF WAY VARIES), RUN SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST, A DISTANCE OF 999.84 FEET TO POINT ALONG LINE OF FULTON COUNTY EASTERLY LIMIT ADJOINING DEKALB COUNTY;

THENCE, ALONG SAID LINE OF FULTON COUNTY EASTERLY LIMIT ADJOINING DEKALB COUNTY, RUN SOUTH 00 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 669.78 FEET TO HAMMOND DRIVE NORTHERLY RIGHT OF WAY (RIGHT OF WAY VARIES);

THENCE, LEAVING SAID LINE OF FULTON COUNTY EASTERLY LIMIT ADJOINING DEKALB COUNTY AND ALONG SAID HAMMOND DRIVE NORTHERLY RIGHT OF WAY (RIGHT OF WAY VARIES) RUN SOUTH 42 DEGREES 17 MINUTES 06 SECONDS WEST, A DISTANCE OF 146.21 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 286.35 FEET, ARC A DISTANCE OF 111.85 FEET, HAVING A CHORD BEARING OF SOUTH 53 DEGREES 28 MINUTES 31 SECONDS WEST AND CHORD DISTANCE OF 111.14 FEET;

THENCE RUN SOUTH 64 DEGREES 39 MINUTES 56 SECONDS WEST, A DISTANCE OF 21.86 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 503.43 FEET, ARC A DISTANCE OF 70.30 FEET, HAVING A CHORD BEARING OF SOUTH 68 DEGREES 37 MINUTES 35 SECONDS WEST AND CHORD DISTANCE OF 70.24 FEET;

REC-2013-03-07
Community Development

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, ARC A DISTANCE OF 71.04 FEET, HAVING A CHORD BEARING OF SOUTH 79 DEGREES 22 MINUTES 16 SECONDS WEST AND CHORD DISTANCE OF 70.87 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 404.19 FEET, ARC A DISTANCE OF 107.20 FEET, HAVING A CHORD BEARING OF NORTH 86 DEGREES 14 MINUTES 50 SECONDS WEST AND CHORD DISTANCE OF 106.89 FEET;

THENCE RUN NORTH 78 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 147.05 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,400.00 FEET, ARC A DISTANCE OF 26.21 FEET, HAVING A CHORD BEARING OF NORTH 79 DEGREES 11 MINUTES 08 SECONDS WEST AND CHORD DISTANCE OF 26.21 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,400.00 FEET, ARC A DISTANCE OF 135.07 FEET, HAVING A CHORD BEARING OF NORTH 82 DEGREES 29 MINUTES 07 SECONDS WEST AND CHORD DISTANCE OF 135.02 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,058.68 FEET, ARC A DISTANCE OF 135.23 FEET, HAVING A CHORD BEARING OF NORTH 87 DEGREES 57 MINUTES 12 SECONDS WEST AND CHORD DISTANCE OF 135.14 FEET;

THENCE RUN SOUTH 88 DEGREES 23 MINUTES 18 SECONDS WEST, A DISTANCE OF 91.08 FEET TO THE SOUTHEASTERLY MITER OF THE INTERSECTION OF HAMMOND DRIVE NORTHERLY RIGHT OF WAY (RIGHT OF WAY VARIES) AND PEACHTREE-DUNWOODY ROAD EASTERLY RIGHT OF WAY (RIGHT OF WAY VARIES);

THENCE RUN, ALONG SAID MITER, NORTH 46 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 35.29 FEET TO THE POINT OF BEGINNING.

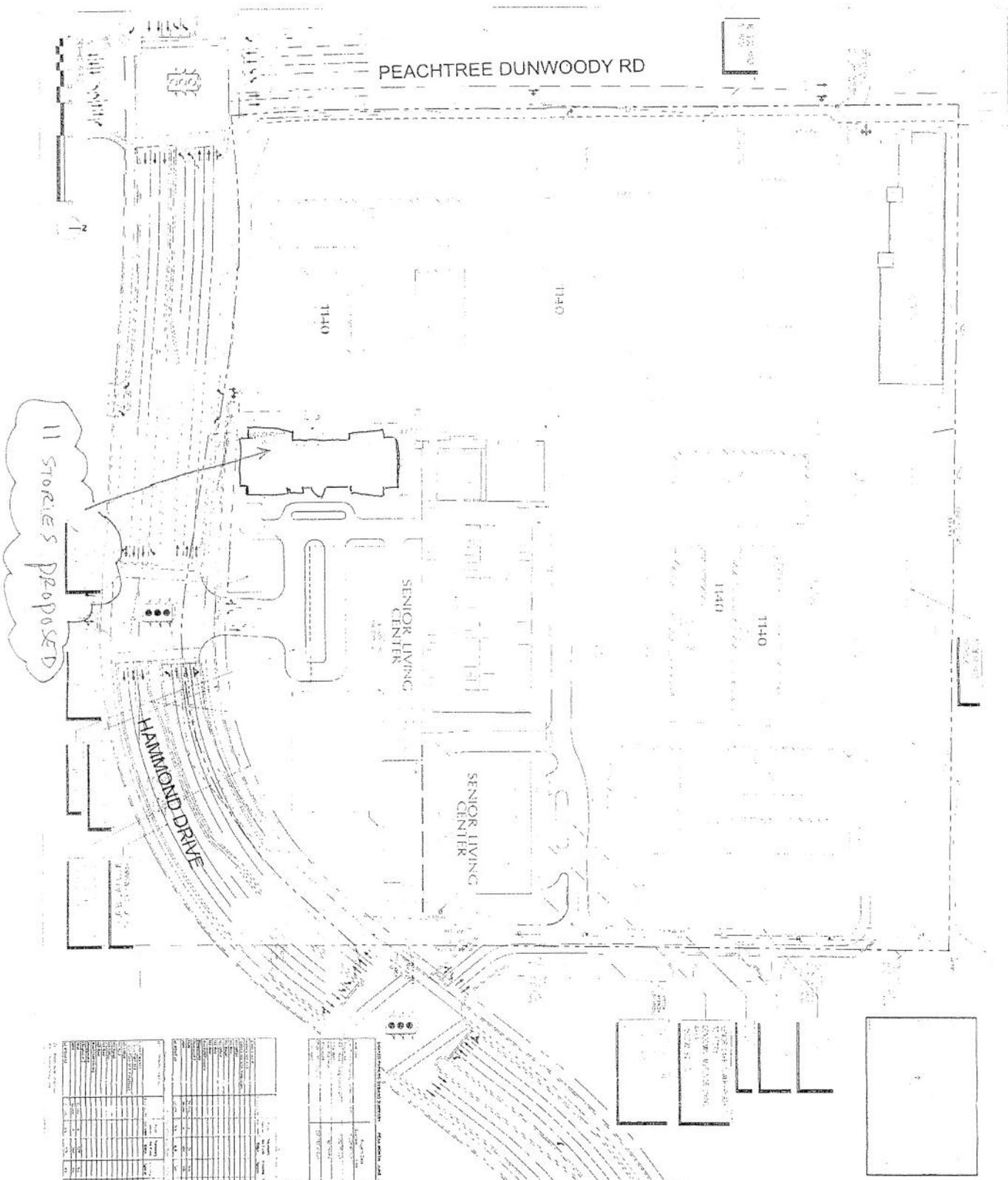
SAID TRACT OR PARCEL OF LAND CONTAINING 846,258 SQUARE FEET OR 19.4274 ACRES.

U09 003

RECEIVED

FEB 03 2009

City of Sandy Springs
Community Development



11 STORIES PROPOSED

PROPERTY INFORMATION		GENERAL NOTES	
PROJECT NAME	SENIOR LIVING CENTER	DATE	02/03/09
OWNER	CITY OF SANDY SPRINGS	DESIGNER	[Faint Name]
ADDRESS	PEACHTREE DUNWOODY RD	SCALE	AS SHOWN
CITY	SANDY SPRINGS, GA	PROJECT NO.	[Faint Number]
LOT NO.	1140	REVISIONS	[Faint Table]
ZONING	[Faint Code]	APPROVED BY	[Faint Signature]
PERMITS	[Faint Status]	DATE	[Faint Date]

SENIOR LIVING CENTER

1140 PEACHTREE DUNWOODY RD
SANDY SPRINGS, GA 30076

OWNER: CITY OF SANDY SPRINGS
DESIGNER: [Faint Name]
SCALE: AS SHOWN

DATE: 02/03/09

PROJECT NO.: [Faint Number]

REVISIONS:

NO.	DESCRIPTION	DATE
1	[Faint Description]	[Faint Date]
2	[Faint Description]	[Faint Date]

APPROVED BY: [Faint Signature]

DATE: [Faint Date]

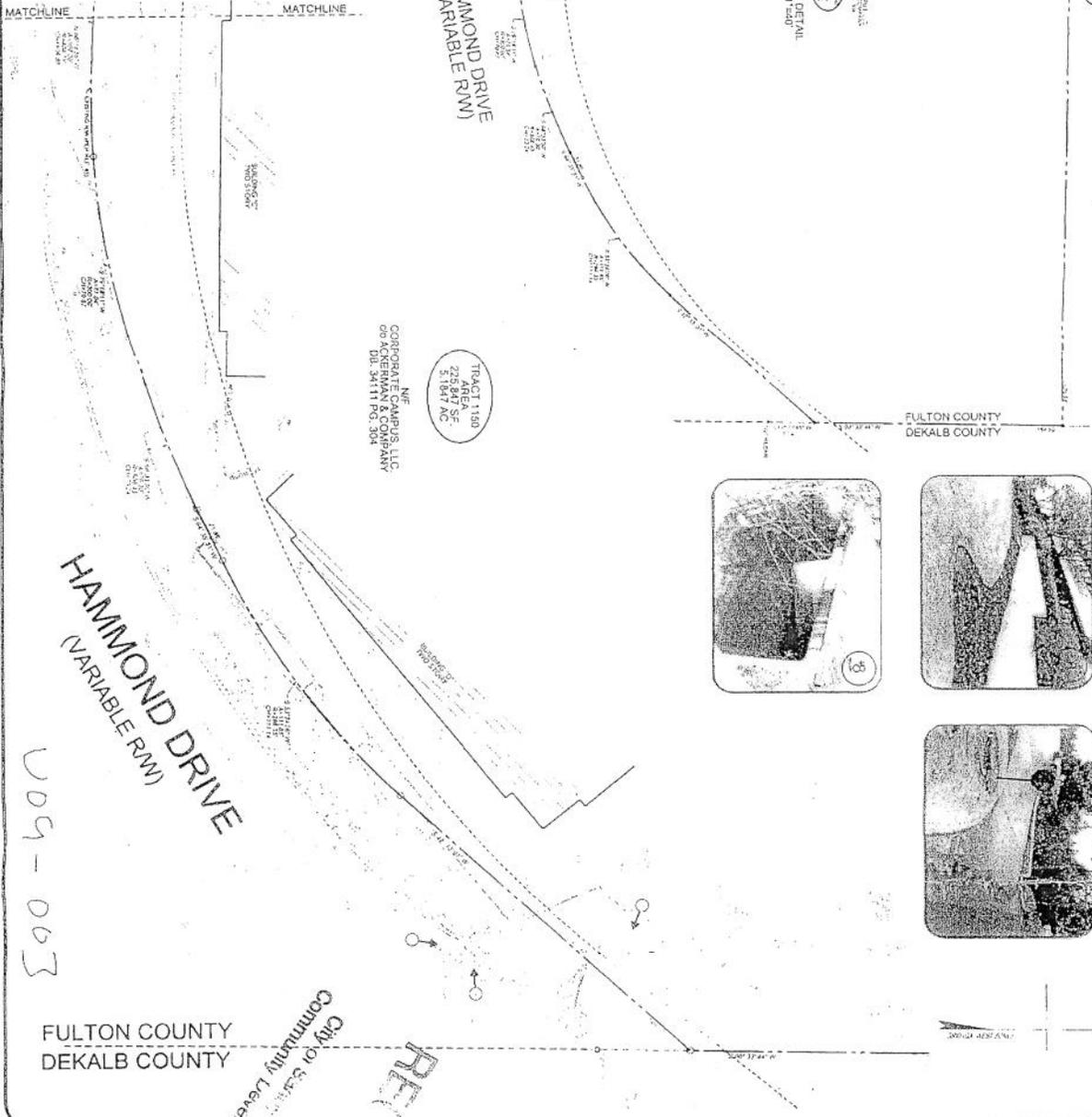
City of Sandy Springs
Community Development

FEB 03 2009

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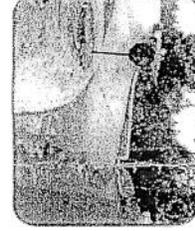
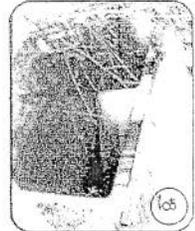
LEGEND

PROPOSED R/W	EXISTING R/W	PROPOSED DRIVE	EXISTING DRIVE	PROPOSED SIDEWALK	EXISTING SIDEWALK	PROPOSED UTILITY	EXISTING UTILITY	PROPOSED CURB	EXISTING CURB	PROPOSED PAVEMENT	EXISTING PAVEMENT	PROPOSED GRAVEL	EXISTING GRAVEL	PROPOSED ASPHALT	EXISTING ASPHALT	PROPOSED CONCRETE	EXISTING CONCRETE	PROPOSED BRICK	EXISTING BRICK	PROPOSED STONE	EXISTING STONE	PROPOSED SAND	EXISTING SAND	PROPOSED GRAVEL	EXISTING GRAVEL	PROPOSED ASPHALT	EXISTING ASPHALT	PROPOSED CONCRETE	EXISTING CONCRETE	PROPOSED BRICK	EXISTING BRICK	PROPOSED STONE	EXISTING STONE	PROPOSED SAND	EXISTING SAND
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BOUNDARY DETAIL
SCALE: 1"=50'

TRACT 1180
AREA: 225,847 SQ. FT.
31.047 AC.
N/E
CORPORATE CAMPUS, LLC
DBA: DEBENTURE COMPANY
DE 54111 P.O. 381



006-003

FULTON COUNTY
DEKALB COUNTY

SHEET NO.
22

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
INGENIUM DESIGN GROUP, INC.
LOCATED IN
LAND LOT 18TH, 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

Point No.	Station	Dist.	Angle	Bearing	Dist.	Area
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TerraMark
Professional Land Surveying

TerraMark Land Surveying, Inc.
134 West City Road
Marietta, Georgia 30066
Phone No. 770-421-1474
Fax No. 770-421-4832

City of Sandy Springs
Community Development

SURVEY NOTES

1. THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1907 AND THE SURVEYING REGULATIONS OF THE STATE OF GEORGIA.

2. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS BEING ACQUIRED BY THE CITY OF SANDY SPRINGS FOR THE PURPOSES OF A COMMUNITY CENTER AND PARK.

3. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

4. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS EASEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY.

5. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS DEEDS AFFECTING THIS PROPERTY.

6. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS MORTGAGES AFFECTING THIS PROPERTY.

7. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS TAX MAPS AFFECTING THIS PROPERTY.

8. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS ZONING ORDINANCES AFFECTING THIS PROPERTY.

9. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS PLANNING COMMISSION DECISIONS AFFECTING THIS PROPERTY.

10. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS CITY COUNCIL DECISIONS AFFECTING THIS PROPERTY.

TITLE NOTES

1. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS DEEDS AFFECTING THIS PROPERTY.

2. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS MORTGAGES AFFECTING THIS PROPERTY.

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6. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS CITY COUNCIL DECISIONS AFFECTING THIS PROPERTY.

REFERENCE MATERIAL

1. THE SURVEYOR HAS FOUND NO RECORDS OF ANY PREVIOUS DEEDS AFFECTING THIS PROPERTY.

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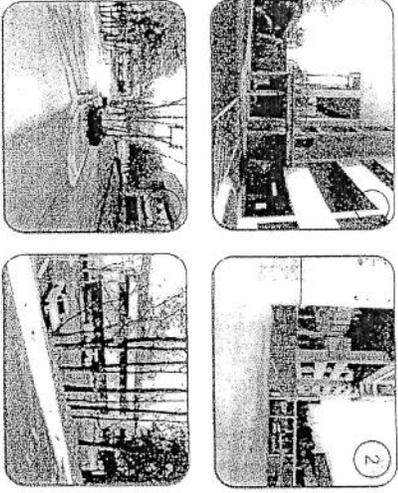
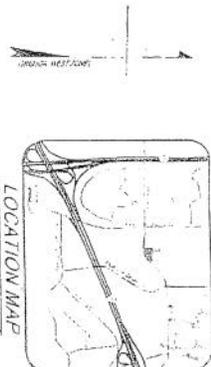
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FEB 03 2009

City of Sandy Springs
Immunity Development

LEGEND

1. BOUNDARY	2. EASEMENT	3. ENCUMBRANCE	4. UNDEVELOPED LAND	5. DEVELOPED LAND	6. CONCRETE	7. ASPHALT	8. GRAVEL	9. SOIL	10. WATER	11. TREES	12. FENCES	13. UTILITIES	14. ADJACENT PROPERTY	15. HAMMOND DRIVE (VARIABLE RM)
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UD9-003

SURVEYORS CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia.

DATE: FEBRUARY 3, 2009

SURVEYOR: [Signature]

SHEET NO. 1/2

BOUNDARY & TOPOGRAPHIC SURVEY FOR INGENIUM DESIGN GROUP, INC. LOCATED IN LAND LOT 18, 17TH DISTRICT CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA

Project No.	2008-003
Client Name	INGENIUM DESIGN GROUP, INC.
Surveyed By	[Signature]
Map Scale	AS SHOWN
Date	1/28/09
Scale	1"=50'

TerraMark
Professional Land Surveying

Professional Land Surveying, Inc.
1000 Peachtree Street, NE
Atlanta, Georgia 30309
Phone No. 404.524.1422
Fax No. 404.524.1422