



LS# 13-0001

201301346

Leg: B0231

RZ Case #: 12-11

CV Case #: 12-06

CU Case #: 12-05

#12120278

#13010018

DESIGN PLAN APPLICATION (DRB/HPC)

TYPE OF REQUEST :

Design Review Board

- Minor
Major Initial
Major Final

Present Zoning

Fulton County - ANNEXED (FC-A)

Requested Zoning

OFFICE PROFESSIONAL (O-P)

Historic Preservation Commission

- Minor
Major Initial
Major Final
Certificate of Appropriateness

Proposed Use

ASSISTED LIVING

Total Acreage

5.94

PROJECT

TAPESTRY HOUSE EXPANSION

Name of Project

2715 & 2725 HOCOMB BRIDGE RD ALPHARETTA, GA 30022

Property Address/Location

824 1ST 2ND 1229400824061

Land Lot

District

Section

Property ID

1229400824063

APPLICANT/OWNER

RAMSEY JENNINGS CARE OF INSIGNIA SENIOR LIVING

Applicant

THE JENNINGS GROUP

Company

403 GREENVILLE ST. LA GRANGE, GA 30241

Mailing Address

706.844.5000 706.844.5002 JENNINGSGROUP@mindspring.com

Phone

Cell Phone

Fax Phone

E-mail

REPRESENTATIVE

PAUL REICHERT & TIM WATFORD

Contact Name and Company (Owner's Agent or Attorney)

5525 INTERSTATE NORTH PARKWAY ATLANTA, GA 30328

Contact Mailing Address

404.214.5200 404.214.5208 PAUL@PEACOCKPARTNERSHIP.COM

Phone

Cell Phone

Fax Phone

E-mail

TIM@PEACOCKPARTNERSHIP.COM

I hereby certify that all information provided herein is true and correct.

[Signature]

Applicant Signature: Property Owner or Owner's Representative

Date: 5 / 7 / 13

OFFICE USE

Fee: \$ 35000 [] Cash [] Check # 6442 [] CC - Visa/ MC

Date: / /

[] Approved [] Denied By:

Date: / /



DESIGN PLAN APPLICATION (DRB/HPC)

PROJECT
 PROJECT MGR.
 ENGINEER
 LANDSCAPE
 OTHER
 REMARKS

Total Area of Lot	<u>5.94</u> In Sq. Ft. _____ Acreage _____	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Building Footprint	<u>41,817 (0.96 Ac)</u> In Sq. Ft. _____ In % <u>16.2%</u>		
Landscape Coverage	<u>111,513 (2.56 Ac)</u> In Sq. Ft. _____ In % <u>56%</u>	Application Date: <u>05/07/2013</u>	
Parking Spaces:	<u>59</u> # Required _____ # Planned _____	Orientation Date: ___/___/___	
Height	<u>62 FT</u> Height _____	Board Meeting Date: <u>06/04/2013</u>	

Paul Rerchert Peacock Partnership
 Contact Name and Company (Project Manager or Owner's Representative)
5525 INTERSTATE NORTH PARKWAY ATLANTA, GA 30328
 Contact Mailing Address _____ City _____ State _____ Zip Code _____
404.214.5200 404.694.0425 404.214.5208 paul@peacockpartnership.com
 Phone Cell Phone Fax Phone E-mail

Mark Minick Minick Engineering
 Contact Name and Company (Engineer)
770.491.7848 770.330.6793 770.491.7858 mark@minickeng.com
 Phone Cell Phone Fax Phone E-mail

Matt Sullins Sullins Civil Services
 Contact Name and Company (Landscape Architect)
678-687-6219 678-687-6219 _____ mattsullins@gmail.com
 Phone Cell Phone Fax Phone E-mail

 Contact Name and Company (Other)

 Phone Cell Phone Fax Phone E-mail

Remarks:

NOTE: A Design Review meeting date before the DRB or the HPC will be scheduled upon a determination of *completeness* and *compliance* for an application. The applicant or representative must attend the meeting and make the presentation.



Application Signature Page

Please complete this **Applicant Signature Page** for ALL applications. **READ CAREFULLY BEFORE SIGNING.**

- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the *Roswell Zoning Ordinance*) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.
- I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My signed Campaign Disclosure Statement is included with this Application (required for rezoning only).
- I understand that due to a sewer allocation system controlled by Fulton County, sewerage capacity may not be available. I agree to arrange sewer service separately from this application. The method of sewage disposal that is planned for this property is:

Check one:	<input checked="" type="checkbox"/> Sanitary Sewer
	<input type="checkbox"/> Septic Tank


I respectfully petition that this property be considered as described in this application

From Use District: _____ To Use District: _____

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understands all above statements made by the City of Roswell.

APPLICANT SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

I hereby certify that all information provided herein is true and correct.

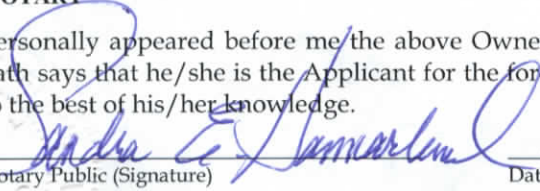


 Owner of Property (Signature)
403 GREENVILLE ST. LAGRANGE, GA, 30241
 Street Address, City, State, Zip

05, 07, 13
 Date
706.844.5000
 Phone

NOTARY

Personally appeared before me the above Owner named _____ who on oath says that he/she is the Applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.



 Notary Public (Signature)

5, 7, 13
Date

01, 20, 2015
Date Commission Expires

ATTORNEY / AGENT (IF APPLICABLE)

 Attorney / Agent (Signature)

 Street Address, City, State, Zip

_____ / _____ / _____
 Date

 Phone



Design Plan Orientation Meeting

This form must accompany any application submitted for **Design Review Board, Historic Preservation Commission and Certificate of Appropriateness.**

TAPESTRY HOUSE EXPANSION

Project Discussed

2715 2725 Hocomb bridge Rd ALPHARETTA, GA 30022

Location Address

Current Zoning / Conditions

Design Districts/Guidelines

Conditions if Applicable

FAMILIARIZED THE APPLICANT WITH THE FOLLOWING:

- | | |
|---|---|
| <input type="checkbox"/> Zoning of the property and conditions, if applicable | <input checked="" type="checkbox"/> Tree Ordinance requirements |
| <input type="checkbox"/> Property classification (HPC only) | <input checked="" type="checkbox"/> Archaeological Sites requirements |
| <input type="checkbox"/> Overlay District Guidelines | <input type="checkbox"/> Conceptual Storm Water Management Plan approved by City Engineer |
| <input type="checkbox"/> Historic District Design Guidelines | <input type="checkbox"/> Small Tract Status requirements (DRB only) |
| <input type="checkbox"/> Midtown Roswell Design District Guidelines | <input checked="" type="checkbox"/> Area calculations on site plan requirements |
| <input type="checkbox"/> Parkway Village District Guidelines | <input checked="" type="checkbox"/> Application & signature requirements |
| <input type="checkbox"/> Certificate of Appropriateness requirements (HPC only) | <input checked="" type="checkbox"/> Fee Schedule |
| <input checked="" type="checkbox"/> Use allowed | <input checked="" type="checkbox"/> Calendar of Submission Deadlines and Meeting Dates |
| <input checked="" type="checkbox"/> Minimum setbacks on the property | <input checked="" type="checkbox"/> Directed to the following departments for further information: Engineering, Landscape Architect, Building Inspector, Arborist, Transportation, Public Works, Fire |
| <input checked="" type="checkbox"/> Height limitations | <input type="checkbox"/> Advised of Land Disturbance Permit process |
| <input type="checkbox"/> Parking requirements | <input type="checkbox"/> Advised of Development Permit process |
| <input type="checkbox"/> Traffic Impact Study requirements | <input checked="" type="checkbox"/> Advised of Building Permit process |
| <input checked="" type="checkbox"/> Outdoor lighting requirements | |
| <input type="checkbox"/> Dumpster enclosure requirements | |
| <input checked="" type="checkbox"/> Buffer requirements | |
| <input type="checkbox"/> Stream buffer requirements | |
| <input type="checkbox"/> Landscaping requirements | |

NA = Not Applicable

R = Required

NR = Not Required

The below signature acknowledges that:

1. The required orientation meeting occurred on the date stated below;
2. The Zoning Ordinance has been made available for review and purchase;
3. Copies of discussed information have been provided as requested.
4. The repainting of existing building that includes exterior changes shall be considered a major design.

Applicant/Representative Attending (Signature)

Date

3 / 5 / 13

Staff Attendee (Signature)

Date

3 / 5 / 13



CHECKLIST	Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)		
	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
LL: _____ Acres _____ District _____ Section _____			
Location: _____			
(R = Required; NR = Not Required; NA = Not Applicable)			
Completed application form:	●	●	●
_____ Planning & Zoning Application + Addendum for DRB, HPC or COA			
One (1) original application including signed and notarized signature of property owner, plus copies of all materials and information as specified in this checklist in order to be accepted for processing. Design Review application requirements are covered in Chapter 31.2 of the <i>Roswell Zoning Ordinance</i> .			
Surveys/Plans: Eight (8) large sets plus eight (8) 11 x 17 sets. Plans should be folded, not rolled.			
_____ Application fee(s) payable to the City of Roswell; see Fee Schedule;	\$ _____	\$ <u>350</u>	\$ _____
_____ Orientation Meeting Form;	●	●	●
_____ Survey plat of property sealed by the surveyor showing all property lines with metes and bounds;	●	●	●
	8 large sets plus 11 11x17 sets	8 large sets plus <u>9</u> 11x17 sets	8 large sets plus 11 11x17 Sets
_____ Site analysis and topographical map at an appropriate scale including information on significant man-made features; natural features and streams; historic and archaeological sites; features to be retained, moved or altered;	●	●	●
	8 large sets plus 11 11x17 Sets	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets
_____ Traffic Impact Study (<u>Major Final only</u>);	●	●	N/A
_____ Archaeological Report/Study, if required;	●	●	●
_____ Letter of Intent	●	●	●
_____ Written analysis of how the proposed action compares with applicable design guidelines and other applicable standards and criteria;	●	●	●

CHECKLIST Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
Site Plan of the property at an appropriate engineering scale showing proposed use and improvements in relation to property lines including: <input checked="" type="checkbox"/> Building footprints; <input checked="" type="checkbox"/> Parking, driveways, curb cuts, other paved areas; <input checked="" type="checkbox"/> Walls, fences and easements; <input checked="" type="checkbox"/> Walks, ramps, curb lines, access provisions for the handicapped; <input checked="" type="checkbox"/> Dumpster pads and screening materials; A Development Statistics Summary Chart with percentage (%) of total site coverage: <input checked="" type="checkbox"/> Total area of site (total acres or sq. feet = 100%); <input checked="" type="checkbox"/> Buildings (sq. feet and %); <input checked="" type="checkbox"/> Parking spaces (number and %); <input checked="" type="checkbox"/> Total impervious surface (sq. feet and %); <input checked="" type="checkbox"/> Landscaping (sq. feet and %); <input checked="" type="checkbox"/> Flood plain (sq. feet and %); <input checked="" type="checkbox"/> Undeveloped and/or open space (sq. feet and %) Analysis of public features adjacent to the subject site <input checked="" type="checkbox"/> Adjacent open spaces and/or parks; <input checked="" type="checkbox"/> Public transportation routes and bus stops; <input checked="" type="checkbox"/> Intersections, streets, driveways and sidewalks; Analysis of private features adjacent to the subject site: <input checked="" type="checkbox"/> Zoning of properties adjacent to the site and across any street from the site; <input checked="" type="checkbox"/> Historic and archaeological sites, if known; <input checked="" type="checkbox"/> Photographs or material samples of principal buildings on surrounding properties; A grading and utility plan at an appropriate engineering scale showing: <input checked="" type="checkbox"/> Existing and proposed site contours; <input checked="" type="checkbox"/> Finished floor elevations in relation to mean sea level; <input checked="" type="checkbox"/> Existing and proposed utilities; <input checked="" type="checkbox"/> Required buffers; <input checked="" type="checkbox"/> Scenic views; <input checked="" type="checkbox"/> 100-year flood plain;	● 8 large sets plus 11 11x17 Sets	● 8 large sets plus 10 11x17 9 sets	● 8 large sets plus 11 11x17 Sets
	NA	● On Site Plan	● On Site Plan
	● On Site Plan	● On Site Plan	● On Site Plan
	NA	● On Site Plan	● On Site Plan
	NA	● On Site Plan	● On Site Plan
	NA	● 8 large sets plus 10 11x17 9 sets	● 8 large sets plus 11 11x17 Sets

CHECKLIST	Design Review Board (DRB)	Historic Preservation Commission (HPC)	Certificate of Appropriateness (COA)
Drainage plan at appropriate engineering scale including: <input type="checkbox"/> 100-year flood plain; <input type="checkbox"/> Natural drainage features; <input type="checkbox"/> Streams, lakes, shorelines, other water courses; <input type="checkbox"/> Underground or surface drainage improvements including retention/detention basins; <input type="checkbox"/> Drainage easements; Elevation drawings including: <input checked="" type="checkbox"/> Front, rear and side buildings, and/or photographs; <input type="checkbox"/> Accessory structures that are made a part of the application; <input type="checkbox"/> Cross-section drawing showing proposed buildings in relation to slope, for any part of a property with a slope of 10% or more. The horizontal and vertical scales shall be the same; <input checked="" type="checkbox"/> Drawings showing air conditioners, compressors, rooftop vents, other outside equipment; <input type="checkbox"/> Color and material samples; <input type="checkbox"/> Photographs of all four sides of existing structures; A Landscaping Plan including: <input checked="" type="checkbox"/> Required buffers and landscaping strips; <input type="checkbox"/> Separate tree and plant lists with common and botanical names, size, type, root care, quantity; Tree protection measures. See Chapter 15 of the <i>Roswell Zoning Ordinance</i> and the Tree Protection Checklist provided with the application. Required: <input checked="" type="checkbox"/> Tree Protection Plan <input type="checkbox"/> Tree Survey <input checked="" type="checkbox"/> Tree Replacement Plan Provisions for outdoor lighting; Other information as required by the Zoning Director:	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets
<input checked="" type="checkbox"/> Drawings showing air conditioners, compressors, rooftop vents, other outside equipment; <input type="checkbox"/> Color and material samples; <i>bring to meeting</i> <input type="checkbox"/> Photographs of all four sides of existing structures;	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets <i>9</i> 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets
<input type="checkbox"/> A Landscaping Plan including: <input checked="" type="checkbox"/> Required buffers and landscaping strips; <input type="checkbox"/> Separate tree and plant lists with common and botanical names, size, type, root care, quantity;	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets
<input checked="" type="checkbox"/> Tree Protection Plan <input type="checkbox"/> Tree Survey <input checked="" type="checkbox"/> Tree Replacement Plan	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets
Provisions for outdoor lighting;	<input type="checkbox"/> NA	<input checked="" type="checkbox"/>	<input type="checkbox"/> NA
Other information as required by the Zoning Director:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The below signature acknowledges that the <i>Roswell Zoning Ordinance</i> has been made available for review and purchase; copies of the design guidelines have been provided.			
<i>[Signature]</i> Signature of Applicant	Date: <u>3 / 5 / 13</u>		
Signature of Staff	Date: <u>3 / 5 / 13</u>		