



Mun: 201300864

Leg: 130123

TYPE
PROJECT
APPLICANT
REPRESENTATIVE

Case #: _____ Case #: _____ Case #: _____

DESIGN PLAN APPLICATION (DRB/HPC)

TYPE OF REQUEST :

Design Review Board

Minor

Major Initial

Major Final

Historic Preservation Commission

Minor

Major Initial

Major Final

Certificate of Appropriateness

Present Zoning: E-1 Parkway Village

Requested Zoning: no change

Proposed Use: Bank

Total Acreage: 1.27

PROJECT

PNC Bank Roswell GA

Name of Project: _____

855 Woodstock Road Roswell GA 30075

Property Address/Location: _____ Suite/Apt. # _____ City State Zip Code _____

12-1540-0255-118-2

Land Lot _____ District _____ Section _____ Property ID _____

APPLICANT/OWNER

John Hightower

Applicant: _____

PNC Bank

Company: _____

75 5th St. NW, Suite 840 Atlanta GA 30308

Mailing Address: _____ Suite/Apt. # _____ City State Zip Code _____

404-495-6435 _____ john.hightower@pnc.com

Phone _____ Cell Phone _____ Fax Phone _____ E-mail _____

REPRESENTATIVE

Jake Bendik, GPD Group CUST ID 60307

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

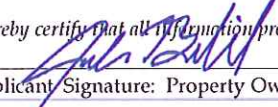
1117 Perimeter Center West Suite W303 Atlanta GA 30338

Contact Mailing Address: _____ Suite/Apt. # _____ City State Zip Code _____

678-781-5066 678-595-2088 email jbendik@gpdgroup.com

Phone _____ Cell Phone _____ Fax Phone _____ E-mail _____

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

 _____ Date: 2 / 27 / 13

Applicant Signature: Property Owner or Owner's Representative

OFFICE USE

Fee: \$ _____ Cash Check # _____ CC - Visa/ MC _____ Date: _____ / _____ / _____

Approved Denied By: _____ Date: _____ / _____ / _____





DESIGN PLAN APPLICATION (DRB/HPC)

PROJECT

<p>Total Area of Lot <u>55,572</u></p> <p style="font-size: small;">In Sq. Ft.</p> <p>Building Footprint <u>3,550</u></p> <p style="font-size: small;">In Sq. Ft.</p> <p>Landscape Coverage <u>24,040</u></p> <p style="font-size: small;">In Sq. Ft.</p> <p>Parking Spaces: <u>15 max</u></p> <p style="font-size: small;"># Required</p> <p>Height <u>+27'</u></p> <p style="font-size: small;">Height</p>	<p><u>1.274</u></p> <p style="font-size: small;">Acreage</p> <p><u>6%</u></p> <p style="font-size: small;">In %</p> <p><u>43%</u></p> <p style="font-size: small;">In %</p> <p><u>31 (pending variance)</u></p> <p style="font-size: small;"># Planned</p> <p><u>18 (without variance)</u></p>	<p><input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor</p> <p>Application Date: <u>3</u> / <u>5</u> / <u>13</u></p> <p>Orientation Date: <u>9</u> / <u>24</u> / <u>12</u></p> <p>Board Meeting Date: <u>4</u> / <u>2</u> / <u>13</u></p>
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PROJECT MGR.

John Hightower

Contact Name and Company (Project Manager or Owner's Representative)

Contact Mailing Address _____ City _____ State _____ Zip Code _____

Phone _____ Cell Phone _____ Fax Phone _____ E-mail _____

ENGINEER

Jake Bendik

Contact Name and Company (Engineer)

Phone _____ Cell Phone _____ Fax Phone _____ E-mail _____

LANDSCAPE ARCHITECT

Jake Bendik

Contact Name and Company (Landscape Architect)

Phone _____ Cell Phone _____ Fax Phone _____ E-mail _____

OTHER

Juli Abbott, Gensler (Architect)

Contact Name and Company (Other)

Phone 404-507-1000 Cell Phone n/a Fax Phone email E-mail juli_abbott@gensler.com

REMARKS

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: n/a - DRB Submittal To Use District: n/a

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.

<u>Divyesh Shah</u> Owner of Property (Signature)	<u>02/25/2013</u> Date
<u>855 Woodstock Road Roswell GA 30075</u> Street Address, City, State, Zip	<u>404-667-3825</u> Phone

NOTARY

Personally appeared before me the above Owner named Divyesh N. Shah who swears under oath says that he/she is the Applicant for the foregoing, and that all the above statements made by him to the best of his/her knowledge.

<u>Naheed I Chaudhry</u> Notary Public (Signature)	<u>02/25/2013</u> Date	<u>07/08/14</u> Date Commission Expires
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ATTORNEY/ AGENT (IF APPLICABLE)

_____ Attorney/Agent (Signature)	_____ Date
_____ Street Address, City, State, Zip	_____ Phone





Design Plan Orientation Meeting

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

PNC BANK - Roswell
Project Discussed
855 Woodstock Road, Roswell, GA 30075
Location Address
E-1 Parkway Village
Current Zoning / Conditions Design Districts/Guidelines Conditions if Applicable

FAMILIARIZED THE APPLICANT WITH THE FOLLOWING:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning of the property and conditions, if applicable | <input checked="" type="checkbox"/> Tree Ordinance requirements |
| <input checked="" type="checkbox"/> Property classification (HPC only) | <input checked="" type="checkbox"/> Archaeological Sites requirements |
| <input checked="" type="checkbox"/> Overlay District Guidelines | <input checked="" type="checkbox"/> Conceptual Storm Water Management Plan approved by City Engineer |
| <input checked="" type="checkbox"/> Historic District Design Guidelines | <input checked="" type="checkbox"/> Small Tract Status requirements (DRB only) |
| <input checked="" type="checkbox"/> Midtown Roswell Design District Guidelines | <input checked="" type="checkbox"/> Area calculations on site plan requirements |
| <input checked="" type="checkbox"/> Parkway Village District Guidelines | <input checked="" type="checkbox"/> Application & signature requirements |
| <input checked="" 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 checked="" type="checkbox"/> Advised of Land Disturbance Permit process |
| <input checked="" type="checkbox"/> Parking requirements | <input checked="" type="checkbox"/> Advised of Development Permit process |
| <input checked="" type="checkbox"/> Traffic Impact Study requirements | <input checked="" type="checkbox"/> Advised of Building Permit process |
| <input checked="" type="checkbox"/> Outdoor lighting requirements | |
| <input checked="" type="checkbox"/> Dumpster enclosure requirements | |
| <input checked="" type="checkbox"/> Buffer requirements | |
| <input checked="" type="checkbox"/> Stream buffer requirements | |
| <input checked="" type="checkbox"/> Landscaping requirements | |

NA = Not Applicable R = Required NR = Not Required

The below signature acknowledges that:

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

[Signature] Date 9 / 24 / 12
Applicant/Representative Attending (Signature)

[Signature] Date 9 / 24 / 12
Staff Attendee (Signature)





Design Review Board (DRB) CHECKLIST Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
LL: _____ Acres _____ District _____ Section _____ Location: _____ (R = Required; NR = Not Required; NA = Not Applicable)	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
Completed application form:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 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> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveys/Plans: Eight (8) large sets plus eight (8) 11 x 17 sets. Plans should be folded, not rolled.			
<input checked="" type="checkbox"/> Application fee(s) payable to the City of Roswell; see Fee Schedule;	\$ _____	\$ <u>350</u>	\$ _____
<input type="checkbox"/> Orientation Meeting Form;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Survey plat of property sealed by the surveyor showing all property lines with metes and bounds;	<input type="checkbox"/> 8 large sets plus 11 11x17 sets	<input type="checkbox"/> 8 large sets plus 11 11x17 sets	<input type="checkbox"/> 8 large sets plus 11 11x17 Sets
<input type="checkbox"/> 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;	<input type="checkbox"/> 8 large sets plus 11 11x17 Sets	<input type="checkbox"/> 8 large sets plus 11 11x17 sets	<input type="checkbox"/> 8 large sets plus 11 11x17 sets
<input type="checkbox"/> Traffic Impact Study (Major Final only);	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/> Archaeological Report/Study, if required;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Letter of Intent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Written analysis of how the proposed action compares with applicable design guidelines and other applicable standards and criteria;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





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 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 type="checkbox"/> Flood plain (sq. feet and %); <input type="checkbox"/> Undeveloped and/or open space (sq. feet and %)	<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 type="checkbox"/> Analysis of public features adjacent to the subject site <input type="checkbox"/> Adjacent open spaces and/or parks; <input type="checkbox"/> Public transportation routes and bus stops; <input type="checkbox"/> Intersections, streets, driveways and sidewalks;	NA	<input checked="" type="checkbox"/> On Site Plan	<input checked="" type="checkbox"/> On Site Plan
<input type="checkbox"/> Analysis of private features adjacent to the subject site: <input type="checkbox"/> Zoning of properties adjacent to the site and across any street from the site; <input type="checkbox"/> Historic and archaeological sites, if known; <input type="checkbox"/> Photographs or material samples of principal buildings on surrounding properties;	NA	<input checked="" type="checkbox"/> On Site Plan	<input checked="" type="checkbox"/> On Site Plan
A grading and utility plan at an appropriate engineering scale showing: <input type="checkbox"/> Existing and proposed site contours; <input type="checkbox"/> Finished floor elevations in relation to mean sea level; <input type="checkbox"/> Existing and proposed utilities; <input type="checkbox"/> Required buffers; <input type="checkbox"/> Scenic views; <input type="checkbox"/> 100-year flood plain;	NA	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 Sets





**Design Review Board (DRB)
Historic Preservation Commission (HPC)
Certificate of Appropriateness (COA)**

CHECKLIST	●	●	●
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;	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 Sets
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;	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets
<input checked="" type="checkbox"/> Drawings showing air conditioners, compressors, rooftop vents, other outside equipment;	●	●	NA
<input checked="" type="checkbox"/> Color and material samples; <i>bring to meeting</i>	●	●	●
<input type="checkbox"/> Photographs of all four sides of existing structures;	NA	NA	●
A Landscaping Plan including: <input checked="" type="checkbox"/> Required buffers and landscaping strips; <input checked="" type="checkbox"/> Separate tree and plant lists with common and botanical names, size, type, root care, quantity;	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets
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 checked="" type="checkbox"/> Tree Survey <input checked="" type="checkbox"/> Tree Replacement Plan	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 Sets	8 large sets plus 11 11x17 Sets
Provisions for outdoor lighting;	NA	●	NA
Other information as required by the Zoning Director:	●	●	●
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> Date: <u>9 / 24 / 12</u> Signature of Applicant			
<i>[Signature]</i> Date: <u>9 / 24 / 12</u> Signature of Staff			

