



DRB 00203

Munis: 201300203

Leg: 13-0076

	Case #:	Case #:	Case #:
DESIGN PLAN APPLICATION (DRB/HPC)			
TYPE PROJECT APPLICANT REPRESENTATIVE	TYPE OF REQUEST:		
	<u>Design Review Board</u>		
	<input type="checkbox"/> Minor	Present Zoning <u>I-1</u>	
	<input checked="" type="checkbox"/> Major Initial	Requested Zoning <u>I-1</u>	
	<input type="checkbox"/> Major Final	Proposed Use <u>OFFICE / WAREHOUSE / STORAGE</u>	
	<u>Historic Preservation Commission</u>		
	<input type="checkbox"/> Minor	Total Acreage <u>3.33</u>	
	<input type="checkbox"/> Major Initial	CTD 16333	
	<input type="checkbox"/> Major Final		
	<input type="checkbox"/> Certificate of Appropriateness		
PROJECT			
Name of Project <u>ROADWORX OFFICE - WAREHOUSE</u>			
Property Address/Location <u>1205 OLD ELLIS RD. Roswell GA 30076</u>			
<u>558</u>	<u>1ST</u>	<u>2ND</u>	<u>12-22600558080-4</u>
Land Lot	District	Section	Property ID
APPLICANT/OWNER			
Applicant <u>LOU Ehrenhalt</u>			
Company <u>ROADWORX</u>			
Mailing Address <u>200 BLUFF OAK DR Roswell GA 30076</u>			
<u>770-442-1313</u>	<u>404-583-9796</u>	<u>770-636-1313</u>	<u>rdworx@bellsouth.net</u>
Phone	Cell Phone	Fax Phone	E-mail
REPRESENTATIVE			
Contact Name and Company (Owner's Agent or Attorney) <u>BRAD RIFFEL - AEC INC. Roswell GA 30075</u>			
Contact Mailing Address <u>50 WARM SPRINGS CIRC.</u>			
<u>770-641-1942</u>	<u>770-770-1903</u>	<u>770-998-6924</u>	<u>bdr@aecat.com</u>
Phone	Cell Phone	Fax Phone	E-mail
I hereby certify that all information provided herein is true and correct.			Date: <u>2 / 4 / 13</u>
Applicant Signature: Property Owner or Owner's Representative			
OFFICE USE	Fee: \$ <u>350.00</u>	<input type="checkbox"/> Cash <input type="checkbox"/> Check # <input type="checkbox"/> CC - Visa/ MC	Date: ___ / ___ / ___
	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	By: _____	Date: ___ / ___ / ___



DESIGN PLAN APPLICATION (DRB/HPC)

PROJECT

Total Area of Lot	145,0550	3.33	
In Sq. Ft.		Acreage	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
Building Footprint	22,800	15.72	
In Sq. Ft.		In %	
Landscape Coverage	57,733	39	Application Date: 2/5/13
In Sq. Ft.		In %	Orientation Date: 1/23/13
Parking Spaces:	29	20	Board Meeting Date: 3/5/13
# Required		# Planned	
Height	22'		
Height			

PROJECT MGR.

BRAD RIFFEL - AEC INC.

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

50 WARM SPRINGS CIR. Roswell GA 30075

Contact Mailing Address City State Zip Code

770-641-1942 770-778-1903 770-998-6924 bdr@aecatl.com

Phone Cell Phone Fax Phone E-mail

ENGINEER

SAME AS ABOVE

Contact Name and Company (Engineer)

Phone Cell Phone Fax Phone E-mail

LANDSCAPE ARCHITECT

SAME AS ABOVE

Contact Name and Company (Landscape Architect)

Phone Cell Phone Fax Phone E-mail

OTHER

Contact Name and Company (Other)

Phone Cell Phone Fax Phone E-mail

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: no change To Use District: no change

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.

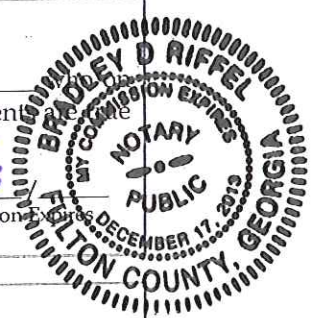
Lou Ehrenhalt (out of town) _____ / ____ / ____
 Owner of Property (Signature) Date

 Street Address, City, State, Zip Phone

NOTARY

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

Bradley D. Riffel _____ 2 / 4 / 13 12/12/13
 Notary Public (Signature) Date Date Commission Expires



ATTORNEY / AGENT (IF APPLICABLE)

Bradley D. Riffel _____ 2 / 4 / 13
 Attorney / Agent (Signature) Date

50 WARM SPRINGS CIRC. _____
 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.

Road work
 Project Discussed
1205 OLD ELLIS RD. Roswell GA 30076
 Location Address
IL N/A None
 Current Zoning / Conditions Design Districts/Guidelines Conditions if Applicable

FAMILIARIZED THE APPLICANT WITH THE FOLLOWING:

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

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.

[Signature] 1 / 23 / 13
 Applicant/Representative Attending (Signature) Date
[Signature] 1 / 23 / 13
 Staff Attendee (Signature) Date



Design Review Board (DRB) CHECKLIST Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
LL: <u>558</u> Acres <u>9.33</u> District <u>1ST</u> Section <u>2ND</u> Location: <u>1205 OLD ELLIS RD.</u> (R = Required; NR = Not Required; NA = Not Applicable)	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
Completed application form: <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> . 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 checked="" type="checkbox"/> 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
<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;	● 8 large sets plus 11 11x17 Sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
<input type="checkbox"/> Traffic Impact Study (<u>Major Final only</u>);	●	●	N/A
<input type="checkbox"/> Archaeological Report/Study, if required;	●	●	●
<input checked="" type="checkbox"/> Letter of Intent <input type="checkbox"/> Written analysis of how the proposed action compares with applicable design guidelines and other applicable standards and criteria;	● ●	● <u>9</u> ●	● ●



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 type="checkbox"/> Parking, driveways, curb cuts, other paved areas; <input type="checkbox"/> Walls, fences and easements;	<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"/> Walks, ramps, curb lines, access provisions for the handicapped; <input type="checkbox"/> Dumpster pads and screening materials;	NA	<input checked="" type="checkbox"/> On Site Plan	<input checked="" type="checkbox"/> On Site Plan
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"/> On Site Plan	<input checked="" type="checkbox"/> On Site Plan	<input checked="" type="checkbox"/> On Site Plan
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
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



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;	● 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;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
<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 type="checkbox"/> Drawings showing air conditioners, compressors, rooftop vents, other outside equipment;	●	●	NA
<input checked="" type="checkbox"/> Color and material samples;	●	●	●
<input checked="" type="checkbox"/> Photographs of all four sides of existing structures;	NA	NA	●
A Landscaping Plan including: <input 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;	● 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 type="checkbox"/> Tree Protection Plan <input 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
<input type="checkbox"/> Provisions for outdoor lighting;	NA	●	NA
<input type="checkbox"/> 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. <input checked="" type="checkbox"/> Signature of Applicant Date: 1/23/13 <input checked="" type="checkbox"/> Signature of Staff Date: 1/23/13	●	●	●