

Index #: 10-110Genero #: 10020341Legistar #: 10-0131

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 C-3

Requested Zoning _____

Proposed Use FINANCIAL INSTITUTION
WITH DRIVE-THRU FACILITY

Total Acreage _____

PROJECT

CHASE BANK

Name of Project

250 RUCKER ROAD

Property Address/Location

1238

Land Lot

2

District

2

Section

Suite/Apt. #

ROSWELL, GA 30076

City

State

Zip Code

Property ID

22 3130 1238024

APPLICANT/OWNER

ANDREA CARDO FOR

Applicant

CHASE BANK C/O INTERPLAN, LLC

Company

604 COURTLAND STREET, STE 100, ORLANDO, FL 32804

Mailing Address

407.645.5008

Phone

954.654.5828

Cell Phone

Suite/Apt. #

407.629.9124

Fax Phone

City

State

Zip Code

ACARDO@INTERPLAN

E-mail

LLC.COM

REPRESENTATIVE

ANDREA CARDO FOR RETAIL PLANNING CORP.

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

35 JOHNSON FERRY ROAD

Contact Mailing Address

407.645.5008

Phone

954.654.5828

Cell Phone

Suite/Apt. #

407.629.9124

Fax Phone

City

State

Zip Code

ACARDO@INTERPLAN

E-mail

LLC.COM

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

Andrea Cardo

Applicant Signature: Property Owner or Owner's Representative

Date: 2 / 23 / 10

OFFICE USE

Fee: \$ _____ ☐ Cash ☐ Check # _____ ☐ CC - Visa/ MC☐ Approved ☐ Denied By: _____

Date: _____ / _____ / _____

Date: _____ / _____ / _____

DESIGN PLAN APPLICATION (DRB/HPC)

PROJECT

PROJECT MGR.

LANDSCAPE ENGINEER

OTHER

REMARKS

Total Area of Lot	<u>25,673</u>	<u>1.20</u>	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
In Sq. Ft.	<u>4,192</u>	Acreage <u>8.1 %</u>	
Building Footprint	<u>22,387</u>	<u>42.8</u>	Application Date: <u>2 / 23 / 10</u>
In Sq. Ft.		In %	Orientation Date: <u>7 / 14 / 09</u>
Landscape Coverage	<u>14</u>	<u>31</u>	Board Meeting Date: <u>4 / 6 / 10</u>
In Sq. Ft.		In %	
Parking Spaces:	# Required <u>25.8'</u>	# Planned	
Height	Height		

ED WHITE FOR INTERPLAN, LLC

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

604 COURTLAND STREET, STE 200, ORLANDO, FL 32804

Contact Mailing Address

City

State

Zip Code

407.645.5008

Phone

Cell Phone

407.629.9124

Fax Phone

EDWHITE@INTERPLAN

E-mail

LLC.COM

BOB ZIEGENFUSS FOR INTERPLAN, LLC

Contact Name and Company (Engineer)

407.645.5008

Phone

Cell Phone

407.629.9124

Fax Phone

BZIEGENFUSS@

E-mail

INTERPLANLLC.COM

RICK ABT FOR PROJECT MANAGEMENT & DESIGN SERVICES, LLC

Contact Name and Company (Landscape Architect)

404.318.1389

Phone

404.909.2736

Cell Phone

Fax Phone

RICKABT@BELLSOUTH.

E-mail

NET

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:

☒ Sanitary Sewer

☐ 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

Andrea Cardo

Owner of Property (Signature)

604 COURTLAND ST, ORLANDO, FL, 32804

Street Address, City, State, Zip

Date: 2 / 23 / 10

407-645-5008

Phone

NOTARY

Personally appeared before me the above Owner named Andrea Cardo 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.

Heather Johnston

Notary Public (Signature)

Date: 2 / 24 / 2010

Date: 12 / 19 / 2011

Commission Expires

ATTORNEY/ AGENT (IF APPLICABLE)

Andrea Cardo

Attorney/ Agent (Signature)

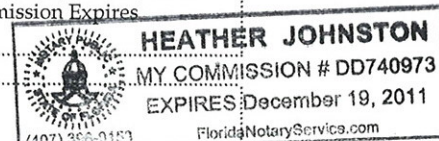
604 COURTLAND ST, ORLANDO, FL, 32804

Street Address, City, State, Zip

Date: 2 / 23 / 10

407-645-5008

Phone





Design Plan Orientation Meeting

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

Project Discussed

Location Address

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 type="checkbox"/> Property classification (HPC only) | <input checked="" type="checkbox"/> Archaeological Sites requirements |
| <input type="checkbox"/> Overlay District Guidelines | <input checked="" type="checkbox"/> Conceptual Storm Water Management Plan approved by City Engineer |
| <input type="checkbox"/> Historic District Design Guidelines | <input checked="" 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 \$350 |
| <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 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 type="checkbox"/> Stream buffer requirements | |
| <input checked="" 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: 7 / 14 / 09

Staff Attendee (Signature)

Date: 7 / 14 / 09

VILLAGE WALK, LLLP
c/o Retail Planning Corporation
35 Johnson Ferry Road
Marietta, Georgia 30068

February 16, 2010

Letter of Authorization

Dear Sir or Madam:

Please accept this letter of authorization for Andrea Cardo from Interplan, LLC to submit permit applications for development of a Chase Bank branch at the corner of Crabapple Road and Rucker Road in Cobb County, Georgia and to act on behalf of Village Walk, LLLP regarding all permits required for the development.

Should you have any questions or need any additional information, please let us know at your earliest convenience. Thank you.

Yours very truly,

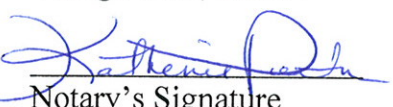
Village Walk, LLLP

By: B/S Atlanta Holdings, LLC, as general partner

By: 
G. Owen Brown, as Manager

State of Georgia
County of Cobb

The foregoing instrument was acknowledged before me this 16th day of February, 2010, by Owen Brown, who is personally known to me, as manager of the general partner of Village walk, LLLP.


Notary's Signature

Katherine Patton
Notary's Printed Name

(SEAL)

