



Munis 201300575

Log: 130126

REPRESENTATIVE APPLICANT PROJECT TYPE

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	<u>Parkway Village Overlay</u>
Requested Zoning	<u>Parkway Village Overlay</u>
Proposed Use	<u>Medical Office Building</u>
Total Acreage	<u>1.665 Ac.</u>

PROJECT

American Family Care

Name of Project

NE corner of Int of GA Hwy 92 and Hardscrabble Road

Property Address/Location

188

1st

2nd

City

State

Zip Code

12-1450-0188-025-9

Land Lot

District

Section

Property ID

APPLICANT/OWNER

Dr. D. Bruce Irwin, MD

60323

Applicant

American Family Care, Inc.

Company

2147 Riverchase Office Road, Hoover, AL 35244

Mailing Address

205-403-8902

Suite/Apt. #

City

State

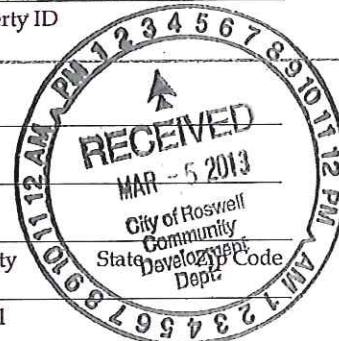
Development Code

Phone

Cell Phone

Fax Phone

E-mail



REPRESENTATIVE

BRIAN ROBERSON, bDot ARCHITECTURE, INC.

60323

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

212 29TH STREET SOUTH

BIRMINGHAM AL 35233

Contact Mailing Address

Suite/Apt. #

City

State

Zip Code

205-458-8055

205-218-4449

205-458-8090

brian@bdota.com

Phone

Cell Phone

Fax Phone

E-mail

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

[Signature]
Applicant Signature: Property Owner or Owner's Representative

Date: 3 / 4 / 2013

OFFICE USE

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

Date: _____ / _____ / _____

Approved Denied By: _____

Date: _____ / _____ / _____



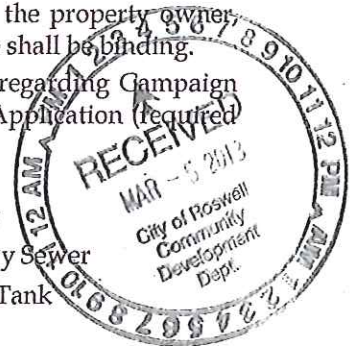
Application Signature Page

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.

Randy Johansen
 Owner of Property (Signature)

2149 Riverchase Office Rd. Hoover, AL
 Street Address, City, State, Zip

3 / 4 / 2013
 Date

205-421-2101
 Phone

NOTARY

Personally appeared before me the above Owner named Randy Johansen 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.

Bonnie Leavins
 Notary Public (Signature)

3 / 4 / 2013
 Date

2 / 15 / 2014
 Date Commission Expires

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.

N/A PER CONVERSATION w/ KERRI TURNER
Project Discussed

Location Address

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.

_____/_____/_____
Applicant/Representative Attending (Signature) Date

_____/_____/_____
Staff Attendee (Signature) Date



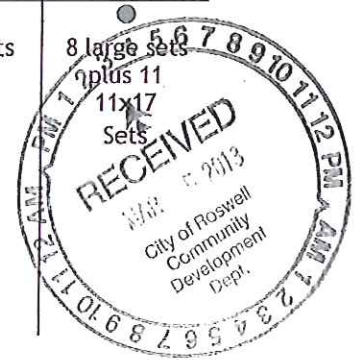
CHECKLIST Design Review Board (DRB)
 Historic Preservation Commission (HPC)
 Certificate of Appropriateness (COA)

	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
LL: <u>188</u> Acres <u>1.665</u> District <u>1st</u> Section <u>2nd</u> Location: <u>NE CORNER OF INT OF GA92 & HARDSCROBBUS RD.</u> (R = Required; NR = Not Required; NA = Not Applicable)			
Completed application form: <u>R</u> 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;	\$	\$350	\$
<u>NR</u> Orientation Meeting Form;	●	●	●
<u>R</u> 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 11 11x17 sets	● 8 large sets plus 11 11x17 Sets
<u>R</u> 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
<u>NR</u> Traffic Impact Study (Major Final only);	●	●	N/A
<u>NA</u> Archaeological Report/Study, if required;	●	●	●
<u>R</u> Letter of Intent	●	●	●
<u>R</u> 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: <u>R</u> Building footprints; <u>R</u> Parking, driveways, curb cuts, other paved areas; <u>R</u> Walls, fences and easements;	● 8 large sets plus 11 11x17 Sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets
<u>R</u> Walks, ramps, curb lines, access provisions for the handicapped; <u>R</u> Dumpster pads and screening materials;	NA	● On Site Plan	● On Site Plan
A Development Statistics Summary Chart with percentage (%) of total site coverage: <u>R</u> Total area of site (total acres or sq. feet = 100%); <u>R</u> Buildings (sq. feet and %); <u>R</u> Parking spaces (number and %); <u>R</u> Total impervious surface (sq. feet and %); <u>R</u> Landscaping (sq. feet and %); NA Flood plain (sq. feet and %); <u>R</u> Undeveloped and/or open space (sq. feet and %)	● On Site Plan	● On Site Plan	● On Site Plan
Analysis of public features adjacent to the subject site NA Adjacent open spaces and/or parks; NA Public transportation routes and bus stops; <u>R</u> Intersections, streets, driveways and sidewalks;	NA	● On Site Plan	● On Site Plan
Analysis of private features adjacent to the subject site: <u>R</u> Zoning of properties adjacent to the site and across any street from the site; NA Historic and archaeological sites, if known; NR Photographs or material samples of principal buildings on surrounding properties;	NA	● On Site Plan	● On Site Plan
A grading and utility plan at an appropriate engineering scale showing: <u>R</u> Existing and proposed site contours; <u>R</u> Finished floor elevations in relation to mean sea level; <u>R</u> Existing and proposed utilities; <u>R</u> Required buffers; NA Scenic views; NA 100-year flood plain;	NA	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets



CHECKLIST Design Review Board (DRB)
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Drainage plan at appropriate engineering scale including: <u>NA</u> 100-year flood plain;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets
<u>R</u> Natural drainage features;			
<u>R</u> Streams, lakes, shorelines, other water courses;			
<u>R</u> Underground or surface drainage improvements including retention/detention basins;			
<u>R</u> Drainage easements;			
Elevation drawings including:	●	●	●
<u>R</u> Front, rear and side buildings, and/or photographs;	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets
<u>R</u> Accessory structures that are made a part of the application;			
<u>NA</u> 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
<u>R</u> Drawings showing air conditioners, compressors, rooftop vents, other outside equipment;	●	●	NA
<u>R</u> Color and material samples;	●	●	●
<u>NA</u> Photographs of all four sides of existing structures;	NA	NA	●
A Landscaping Plan including:	●	●	●
<u>R</u> Required buffers and landscaping strips;	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets	8 large sets plus 11 11x17 sets
<u>R</u> 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:	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets	● 8 large sets plus 11 11x17 Sets
<u>R</u> Tree Protection Plan			
<u>R</u> Tree Survey			
<u>R</u> Tree Replacement Plan			
Provisions for outdoor lighting;	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.	●	●	●
_____ Date: <u>3/4/2013</u>			
Signature of Applicant			
_____ Date: ___ / ___ / ___			
Signature of Staff			

