



Mun: 201300553

Leg: 13-0122

	Case #:	Case #:	Case #:	
REPRESENTATIVE APPLICANT PROJECT TYPE	DESIGN PLAN APPLICATION (DRB/HPC)			
	TYPE OF REQUEST:			
	<u>Design Review Board</u>			
	<input type="checkbox"/> Minor	Present Zoning	<u>Commercial</u>	
	<input checked="" type="checkbox"/> Major Initial	Requested Zoning	_____	
	<input type="checkbox"/> Major Final	Proposed Use	_____	
	<u>Historic Preservation Commission</u>			
	<input type="checkbox"/> Minor	Total Acreage	_____	
	<input type="checkbox"/> Major Initial			
	<input type="checkbox"/> Major Final			
<input type="checkbox"/> Certificate of Appropriateness				
PROJECT				
Name of Project <u>1154 New Construction</u> <u>\$701,000</u>				
Property Address/Location <u>1154 Alpharetta St Roswell GA 30075</u>				
Land Lot <u>427</u>	District <u>1st</u>	Suite/Apt. # <u>2nd</u>	City State Zip Code <u>Roswell GA 30075</u>	
			Property ID <u>1219920427028</u>	
APPLICANT/OWNER				
Applicant <u>G+M Roswell LLC / ERNIE GEYER</u>				
Company <u>ERNIE GEYER</u>				
Mailing Address <u>1144 Alpharetta St. Suite 200 Roswell GA 30075</u>				
Phone _____	Cell Phone <u>404-788-0071</u>	Fax Phone <u>404-222-9877</u>	E-mail <u>EGEYER@GEYERCONSTRUCTION.COM</u>	
REPRESENTATIVE				
Contact Name and Company (Owner's Agent or Attorney) <u>SAUL AC ABOVE</u>				
Contact Mailing Address _____ Suite/Apt. # _____ City State Zip Code _____				
Phone _____	Cell Phone _____	Fax Phone _____	E-mail _____	
I hereby certify that all information provided herein is true and correct.			Date: <u>3 / 4 / 13</u>	
Applicant Signature: <u>[Signature]</u> Property Owner or Owner's Representative				
OFFICE USE	Fee: \$ _____ <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: _____ / _____ / _____		



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)

1144 Alphanta St. Suite 200, Roswell, GA 30075

3/5/13
Date
404.788.0071
Phone

NOTARY

Personally appeared before me the above Owner named Ernest 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)

Ernest Cotton

Date

3/5/13



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.

Project Discussed 1154 New Construction

Location Address 1154 Alpharetta St. Roswell GA 30075

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] _____ Date 3 / 4 / 13

[Signature] _____ Date 3 / 4 / 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>8</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</u> only);	●	●	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;	● ●	● <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 checked="" 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 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 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;	<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
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 checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets <i>9</i>	<input checked="" type="checkbox"/> 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;	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> NA
<input checked="" type="checkbox"/> Color and material samples; <i>bring to meeting</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Photographs of all four sides of existing structures;	<input type="checkbox"/> NA	<input type="checkbox"/> NA	<input checked="" 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
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	<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> 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. _____ Date: <u>3 / 4 / 13</u> Signature of Applicant _____ Date: <u>3 / 4 / 13</u> Signature of Staff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>