



DRB 00147

Munis: 201300147

Leg: 13-0074

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

Requested Zoning

no change

Proposed Use

no change

Total Acreage

14.70

#59984

PROJECT

Name of Project St Andrew Catholic Church

Property Address/Location

675 Riverside Road

Suite/ Apt. #

Roswell GA 30075

Land Lot

496

District

Map 23

Section

12-212-004-580425

Property ID

1221200458041

APPLICANT/OWNER

Applicant Archdiocese of Atlanta c/o Pastor Carlos Vargas

Company St Andrew Catholic Church

Mailing Address 675 Riverside Road

Roswell GA 30075

Phone

770-641-9720

Cell Phone

Suite/ Apt. #

770-641-8584

Fax Phone

E-mail

admin@standracatholic.com

REPRESENTATIVE

Contact Name and Company (Owner's Agent or Attorney) Carl Trevathan - Catholic Construction Services

Contact Mailing Address 2401 Lake Park Drive

Smyrna GA 30080

Phone

404-920-7866

Cell Phone

404 920 7861

Fax Phone

E-mail

ctrevathan@archat.com

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

[Signature]

Date: 2 / 5 / 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

Total Area of Lot	<u>640,352</u>	<u>14.70</u>	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
	In Sq. Ft.	Acreage	
Building Footprint	<u>45,219</u>	<u>7.12</u>	
	In Sq. Ft.	In %	
Landscape Coverage	<u>no change</u>		Application Date: <u>2/5/2013</u>
	In Sq. Ft.	In %	Orientation Date: <u>1/23/2013</u>
Parking Spaces:	<u>no change</u>		Board Meeting Date: <u>3/5/2013</u>
	# Required	# Planned	
Height	<u>79'0" proposed</u>		
	Height		

PROJECT MGR.

Contact Name and Company (Project Manager or Owner's Representative) Carl Trevathan
Catholic Construction Services Smyrna GA 30080

Contact Mailing Address City State Zip Code

<u>404-920-7866</u>	<u>404-353-8463</u>	<u>404-920-7861</u>	<u>ctrevathan@cardhatl.com</u>
Phone	Cell Phone	Fax Phone	E-mail

LANDSCAPE ENGINEER

Contact Name and Company (Engineer) Palmer Engineering (structural) Angela Booth

<u>770-908-9908</u>	<u>-</u>	<u>770-908-9919</u>	<u>angela.booth@pecga.com</u>
Phone	Cell Phone	Fax Phone	E-mail

OTHER

Contact Name and Company (Landscape Architect) Ashford Engineers Inc (Civil) Rik Galpin

<u>770-435-2733</u>	<u>404-213-2227</u>	<u>770-435-7639</u>	<u>rgalpin@ashfordengineers.com</u>
Phone	Cell Phone	Fax Phone	E-mail

Contact Name and Company (Other) Sizemore Group (Architecture) Bill De St. Aubin

<u>404-605-0690</u>	<u>678-523-1728</u>	<u>404-605-0690</u>	<u>bill@sizemoregroup.com</u>
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 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.

[Signature] _____ Date 1/23/13


Owner of Property (Signature) _____
 Street Address, City, State, Zip 675 Riverside Rd, Roswell, Ga 30075 Phone 770.641.9720

NOTARY

Personally appeared before me the above Owner named Rev. Carl who has sworn under 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.

[Signature] _____ Date 1/23/13

Notary Public (Signature) _____ Date _____



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.

Project Discussed St Andrew Catholic Church

Location Address 675 Riverside Rd. Roswell GA 30075

Current Zoning / Conditions E-1 Design Districts/Guidelines n/a Conditions if Applicable n/a

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 1 / 23 / 13
Applicant/Representative Attending (Signature)

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





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>9</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 (Major Final 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> ●	● ●





Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
CHECKLIST	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 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"/> Walks, ramps, curb lines, access provisions for the handicapped; <input checked="" 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 checked="" type="checkbox"/> Flood plain (sq. feet and %); <input checked="" 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 checked="" type="checkbox"/> Adjacent open spaces and/or parks; <input checked="" type="checkbox"/> Public transportation routes and bus stops; <input checked="" 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 checked="" type="checkbox"/> Zoning of properties adjacent to the site and across any street from the site; <input checked="" type="checkbox"/> Historic and archaeological sites, if known; <input checked="" 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 checked="" type="checkbox"/> Existing and proposed site contours; <input checked="" type="checkbox"/> Finished floor elevations in relation to mean sea level; <input checked="" type="checkbox"/> Existing and proposed utilities; <input checked="" type="checkbox"/> Required buffers; <input checked="" type="checkbox"/> Scenic views; <input checked="" 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 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 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 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
<i>if review</i> <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 Sets
<input type="checkbox"/> Provisions for outdoor lighting;	<input type="checkbox"/> NA	<input checked="" type="checkbox"/>	<input type="checkbox"/> NA
<input type="checkbox"/> 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. <input checked="" type="checkbox"/> Signature of Applicant Date: <u>1 / 23 / 13</u> <input checked="" type="checkbox"/> Signature of Staff Date: <u>1 / 23 / 13</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

