

Index #: _____

Genero #: 09090032

Registrar #: 09-09164

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

C-3

Proposed Use

OFFICE

Total Acreage

1.509

PROJECT

1500 HOLCOMB BRIDGE ROAD

Name of Project

1500 HOLCOMB BRIDGE RD, ROSWELL GA 30076

Property Address/Location

613

FIRST

Suite/Apt. #

N/A

City

N/A

State

Zip Code

Land Lot

District

Section

Property ID

APPLICANT/OWNER

CLAY THOMAS

Applicant

GEORGIA COMMERCE BANK

Company

709 CANTON ROAD SUITE #100 MARIETTA GA 30060

Mailing Address

678-631-1271

Suite/Apt. #

404-643-0344

City

State

Zip Code

Phone

Cell Phone

Fax Phone

E-mail CLAYTHOMAS@GACOMMERCEBANK.com

REPRESENTATIVE

HARRI JAKVENPAA - PEACOCK PARTNERSHIP, INC.

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

2000 LIVEEDGE PKWY #700 ATLANTA GA 30328

Contact Mailing Address

404-214-5200

Suite/Apt. #

404-630-7562

City

State

Zip Code

Phone

Cell Phone

Fax Phone

E-mail HARRI@PEACOCKPARTNERSHIP.com

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

Date: 9 / 1 / 09

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

PROJECT MGR.

LANDSCAPE ENGINEER

OTHER

REMARKS

Total Area of Lot	65,719 <small>In Sq. Ft.</small>	1.509 <small>Acreage</small>	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
Building Footprint	10,150 <small>In Sq. Ft.</small>	15.4 <small>In %</small>	
Landscape Coverage	15,000 <small>In Sq. Ft.</small>	23 <small>In %</small>	Application Date: 9/1/09
Parking Spaces:	74 <small># Required</small>	75 <small># Planned</small>	Orientation Date: 7/16/09
Height	25' <small>Height</small>		Board Meeting Date: 10/6/09
HARRI JAKVENPAA - PEACOCK PARTNERSHIP, INC Contact Name and Company (Project Manager or Owner's Representative)			
2000 LIVEEDGE PKWY ATLANTA GA 30328 <small>Contact Mailing Address City State Zip Code</small>			
404-214-5200 <small>Phone</small>	404-630-7562 <small>Cell Phone</small>	404-214-5208 <small>Fax Phone</small>	HARRI@PEACOCKPARTNERSHIP.COM <small>E-mail</small>
DANIEL WINTERMEYER - URBAN ENGINEERS Contact Name and Company (Engineer)			
404-875-5874 404-831-5874 404-873-5874 DWINTERMEYER@URBANENGINEERS.NET <small>Phone Cell Phone Fax Phone E-mail</small>			
BLENT CONWAY - PEACOCK PARTNERSHIP Contact Name and Company (Landscape Architect)			
404-214-5200 <small>Phone</small>	404-215-9951 <small>Cell Phone</small>	404-214-5208 <small>Fax Phone</small>	BLENT@PEACOCKPARTNERSHIP.COM <small>E-mail</small>
Contact Name and Company (Other)			
_____ <small>Phone</small>	_____ <small>Cell Phone</small>	_____ <small>Fax Phone</small>	_____ <small>E-mail</small>
Remarks: <div style="text-align: right; color: red; font-weight: bold; font-size: 1.2em;"> RECEIVED Planning & Zoning Development Dept. </div>			



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

C3

To Use District:

C3

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)

2000 RIVEREDGE PL WY #700 ATLANTA
Street Address, City, State, Zip GA 30328

Date: 9/1/09
404-814-5200
Phone



Personally appeared before me the above Owner named Harni Jarvenpaa 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.

Lauren Bowen
Notary Public (Signature)

Date: 9/1/09

Date: 6/1/13
Commission Expires

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.

1500 HOLCOMB BRIDGE ROAD

Project Discussed

1500 HOLCOMB BRIDGE RD, ROSWELL GA 30076

Location Address

C-3 RIVERBANK CAMPUS

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 type="checkbox"/> Archaeological Sites requirements |
| <input type="checkbox"/> Overlay District Guidelines | <input type="checkbox"/> Conceptual Storm Water Management Plan approved by City Engineer |
| <input type="checkbox"/> Historic District Design Guidelines | <input type="checkbox"/> Small Tract Status requirements (DRB only) |
| <input type="checkbox"/> Midtown Roswell Design District Guidelines | <input 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 checked="" 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 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 | |

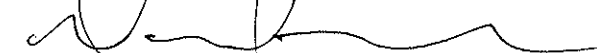
NA = Not Applicable

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 / 16 / 09



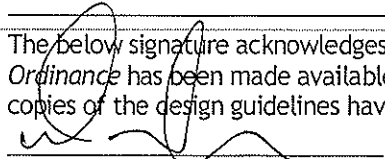

Staff Attendee (Signature)

Date: 7 / 16 / 09



City of Roswell 38 Hill Street Suite G - 30 Roswell, Georgia 30075 770-641-3780 www.roswellgov.com
Planning & Zoning Division Application 6/25/09 Page 5

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 checked="" type="checkbox"/> Walls, fences and easements; <input checked="" type="checkbox"/> Walks, ramps, curb lines, access provisions for the handicapped; <input checked="" type="checkbox"/> Submittal for street address showing suite numbers <input checked="" type="checkbox"/> Dumpster pads and screening materials;	<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
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;	<input checked="" type="checkbox"/> 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;	<input checked="" type="checkbox"/> 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;	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> 100-year flood plain; <input checked="" type="checkbox"/> Natural drainage features; <input checked="" type="checkbox"/> Streams, lakes, shorelines, other water courses; <input checked="" type="checkbox"/> Underground or surface drainage improvements including retention/detention basins; <input checked="" 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 checked="" 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;	● 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; <input checked="" type="checkbox"/> Color and material samples; <i>Bring to Meeting</i> <input checked="" type="checkbox"/> Photographs of all four sides of existing structures;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
A Landscaping Plan including: <input checked="" type="checkbox"/> Required buffers and landscaping strips; <input checked="" 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 checked="" type="checkbox"/> Tree Protection Plan <input checked="" 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
Provisions for outdoor lighting;	NA	●	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>7/16/09</u> Signature of Applicant  Date: <u>7/16/09</u>	●	●	●

DUPLICATE RECEIPT

CITY OF ROSWELL, GEORGIA

RECEIPT NUMBER: 95000001580

RECEIVED BY: KRISTIE
TODAY'S DATE: 09/02/09
TIME: 10:48

PAYOR: PEACOCK PARTNERSHIP
REGISTER DATE: 09/02/09

1

ZDRB	09090032	\$350.00
CHECK NO: 0587		-----
	TOTAL DUE:	\$350.00

CASH PAID
\$.00

CHECK PAID
\$350.00

TENDERED
\$350.00

CHANGE
\$.00