



DESIGN PLAN APPLICATION (DRB/HPC)

PROJECT
PROJECT MGR.
ENGINEER
LANDSCAPE ARCHITECT
OTHER
REMARKS

Total Area of Lot	128490	2.95	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor Application Date: 4/2/13 Orientation Date: ___/___/___ Board Meeting Date: ___/___/___
	In Sq. Ft.	Acreage	
Building Footprint	16200	12.6	
	In Sq. Ft.	In %	
Landscape Coverage	62851	48.9	
	In Sq. Ft.	In %	
Parking Spaces:	81	84	
	# Required	# Planned	
Height	20		
	Height		

Contact Name and Company (Project Manager or Owner's Representative)
ALEX PANJWANT WHITE SKY DEV 615 CROYDON LWO ALPHARETTA

Contact Mailing Address _____ City _____ State _____ Zip Code _____

770 462 8474 _____
 Phone _____ Cell Phone _____ Fax Phone _____ E-mail _____

Contact Name and Company (Engineer)
TERRY BOOMER CEC, INC.

678 462 4072 _____
 Phone _____ Cell Phone _____ Fax Phone _____ E-mail bhdterry@bellsouth.net

Contact Name and Company (Landscape Architect)
R PATRICK CRAIG

_____ 678 480 7151 _____
 Phone _____ Cell Phone _____ Fax Phone _____ E-mail _____

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.





Design Plan Orientation Meeting

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

Project Discussed PROPOSED RETAIL CONVENIENCE STORE WITH GAS

Location Address 1605 OLD ALABAMA RD ALPHARETTA

Current Zoning / Conditions C3 NONE 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]
Applicant/ Representative Attending (Signature)

9 / 27 / 13
Date

[Signature]
Staff Attendee (Signature)

3 / 27 / 13
Date



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 type="checkbox"/> Walks, ramps, curb lines, access provisions for the handicapped; <input 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 10 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 Sets
<input type="checkbox"/> 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 type="checkbox"/> Parking spaces (number and %); <input 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;	<input 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 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;	<input 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 type="checkbox"/> Existing and proposed utilities; <input type="checkbox"/> Required buffers; <input type="checkbox"/> Scenic views; <input type="checkbox"/> 100-year flood plain;	<input type="checkbox"/> NA	<input checked="" type="checkbox"/> 8 large sets plus 10 11x17 sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 Sets



DESIGN REVIEW BOARD 2013 CALENDAR

Submission Deadline	DRB Meeting Date
January 3, 2013	February 5, 2013
February 5, 2013	March 5, 2013
March 5, 2013	April 2, 2013
April 2, 2013	May 7, 2013
May 7, 2013	June 4, 2013
June 4, 2013	July 2, 2013
July 2, 2013	August 6, 2013
August 6, 2013	September 3, 2013
September 3, 2013	October 1, 2013
October 1, 2013	November 5, 2013
November 5, 2013	December 3, 2013
December 3, 2013	January 7, 2014
January 7, 2014	February 4, 2014

Note

A determination of compliance for the application will determine when the application will be placed on the Design Review Board agenda. Design Plans must be received by the submittal date to allow an application to be heard on the hearing date.

Design Review Board (DRB) meetings are held in the City Hall Council Chambers at 6:30 p.m. on the 1st Tuesday of each month. The Council Chambers are located on the second floor of Roswell City Hall at 38 Hill Street.

** Dates may be changed due to holidays*



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;	● 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 type="checkbox"/> Accessory structures that are made a part of the application;	● 8 large sets plus 11 11x17 sets 9 11x17 sets	● 8 large sets plus 11 11x17 sets	● 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;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
<input checked="" type="checkbox"/> Drawings showing air conditioners, compressors, rooftop vents, other outside equipment;	●	●	NA
<input type="checkbox"/> Color and material samples; <i>bring to meeting</i>	●	●	●
<input type="checkbox"/> Photographs of all four sides of existing structures;	NA	NA	●
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 9	● 8 large sets plus 11 11x17 Sets
<input type="checkbox"/> Provisions for outdoor lighting;	NA	9 ● 11x17	NA
<input type="checkbox"/> 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.	●	●	●
<i>[Signature]</i> Signature of Applicant	Date: 3 / 27 / 13		
<i>[Signature]</i> Signature of Staff	Date: 3 / 27 / 13		



CHECKLIST Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
LL: _____ Acres <u>2.95</u> District _____ Section _____ Location: _____ (R = Required; NR = Not Required; NA = Not Applicable)	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
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 (<u>Major Final only</u>);	●	●	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> ●	● ●



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: 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.

[Signature] Date 4/1/13
 Owner of Property (Signature) Phone 770 402 8474
 615 CROYDON LN ALPHARETTA GA
 Street Address, City, State, Zip

NOTARY

Personally appeared before me the above Owner named _____ 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.

Douglas A Swartz Date 04/01/13 Date Commission Expires 06/08/14
 Notary Public (Signature)



ATTORNEY/AGENT (IF APPLICABLE)

[Signature] Date 04/01/13
 Attorney/Agent (Signature) Phone 678 462 4072
 122 CEDAR WOODS TRL
 Street Address, City, State, Zip



Munis: 201300927

Leg: 13-0174

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 C3 Requested Zoning Proposed Use RETAIL - COM Total Acreage 2.95

PROJECT

Name of Project HOLCOMB WOODS RETAIL PLAZA Property Address/Location 1605 OLD ALABAMA RD ROSWELL GA Land Lot 412 District 11 Section 2nd City Roswell State GA Zip Code 12 2534-062005 Property ID 122 5 3406 20055

APPLICANT/OWNER

Applicant ALEX PANJWANI 67722 Company ALEX PANJWANI WHITE SKY DEVELOPMENT 615 CROYDON LANE ALPHARETTA GA 30022 Mailing Address Suite/Apt. # City State Zip Code Phone Cell Phone Fax Phone E-mail Panjwanialex@gmail.com

REPRESENTATIVE

Contact Name and Company (Owner's Agent or Attorney) TERRY BOOMEIZ 67726 122 CEDARWOODS TRL, CANTON, GA TERRY BOOMEIZ 30114 Contact Mailing Address Suite/Apt. # City State Zip Code 6784624072 bhdterry@bellsouth.net Phone Cell Phone Fax Phone E-mail

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

Applicant Signature: Property Owner or Owner's Representative Date: 4.1.13

OFFICE USE Fee: \$ Cash Check # CC - Visa/ MC Date: Approved Denied By: Date:



April 2, 2013

To: City of Roswell Planning

From Alex Panjwani

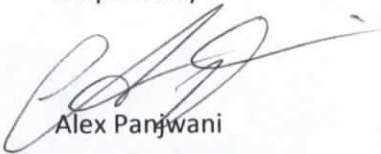
Re: 1605 Old Alabama Road

Please accept our application for Design Review Board Consideration. It is our intent to build two service oriented retail buildings totaling 16,200 sf. The focus building is a convenience store with six fuel dispensers underneath a canopy. The project will be built in two phases however the entire land development will occur under phase I. The property is zoned C3 and the intended use is acceptable. The project will front Old Alabama Road with two access points and an additional curb cut along Holcomb Woods.

The site has extreme topographic relief and as such there is a necessity for tall retaining walls along the rear of the property. The proposed impervious area will only comprise approximately 50% of the site with the remained be landscaped per ordinance.

We are confident that you will find our proposal consistent with code and ordinance as well as the surrounding area.

Respectfully



Alex Panjwani

White Star Development managing member.

