



DRB 00123

Munis 2013 00123

Leg: 13-0073

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 _____

Requested Zoning _____

Proposed Use _____

Total Acreage _____



(West ID 59967)

PROJECT

Name of Project Pure Taqueria Roswell 1143 Alpharetta Sq. Roswell GA 30075

Property Address/Location _____ Suite/Apt. # _____ City _____ State _____ Zip Code _____

Land Lot _____ District _____ Section _____ Property ID _____

APPLICANT/OWNER

Applicant Christopher Blauvel +

Company Pure Taqueria Roswell

Mailing Address 1143 Alpharetta Sq Roswell GA 30075

Phone 7-817-7873 Cell Phone 61209-3498 Suite/Apt. # _____ Fax Phone 71817-7875 City Chrs. Blauvel + @ PureTaqueria.com State _____ Zip Code _____ E-mail _____

REPRESENTATIVE

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

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.

Applicant Signature: Property Owner or Owner's Representative

Date: 1/28/13

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:	<input type="checkbox"/> Sanitary Sewer	N/A
	<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) 1, 28, 13
Date

Street Address, City, State, Zip _____
Phone



Notary Public has personally appeared before me the above Owner named Chris Blawelt who on _____
th 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.

Dawn Salmons _____
Notary Public (Signature) 1 / 28 / 13
Date 11 / 3 / 2013
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.

Project Discussed _____

Location Address _____

Current Zoning / Conditions _____ Design Districts/Guidelines _____ Conditions if Applicable _____

FAMILIARIZED THE APPLICANT WITH THE FOLLOWING:

- | | |
|---|--|
| <input type="checkbox"/> Zoning of the property and conditions, if applicable | <input 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 type="checkbox"/> Application & signature requirements |
| <input type="checkbox"/> Certificate of Appropriateness requirements (HPC only) | <input type="checkbox"/> Fee Schedule |
| <input 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 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 type="checkbox"/> Parking requirements | <input checked="" type="checkbox"/> Advised of Development Permit process |
| <input type="checkbox"/> Traffic Impact Study requirements | <input type="checkbox"/> Advised of Building Permit process |
| <input type="checkbox"/> Outdoor lighting requirements | |
| <input type="checkbox"/> Dumpster enclosure requirements | |
| <input type="checkbox"/> Buffer requirements | |
| <input type="checkbox"/> Stream buffer requirements | |
| <input 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

1 / 24 / 13

Staff Attendee (Signature) _____

Date

1 / 24 / 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>35</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 11 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;	● ●	● 9 ●	● ●





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 type="checkbox"/> Building footprints; <input 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 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;	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 checked="" 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	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets
<input checked="" 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 9 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;	<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
Tree protection measures. See Chapter 15 of the <i>Roswell Zoning Ordinance</i> and the Tree Protection Checklist provided with the application. Required: <input type="checkbox"/> Tree Protection Plan <input type="checkbox"/> Tree Survey <input 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. _____ Date: <u>1 / 24 / 13</u> Signature of Applicant _____ Date: <u>1 / 24 / 13</u> Signature of Staff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

