



DRB 05164

Munis 201300164

Leg: 13-0075

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 EXISTING

Requested Zoning EXISTING

Proposed Use OFFICE/BUSINESS

Total Acreage 0.59 ACRES

#59999

**PROJECT**

Name of Project SINGLE SOURCE - OFFICE REMODEL/ADDITION

Property Address/Location 595 WEST CROSSVILLE RD. ROSWELL, GA 30075

Land Lot 319 District 1ST Section 2ND City ROSWELL State GA Zip Code 30075

Suite/Apt. # 1166D Property ID 0319 149

**APPLICANT/OWNER**

Applicant ARIE KOHN / SINGLE SOURCE (MIKE STRAWN)

Company SINGLE SOURCE

Mailing Address 601 W. CROSSVILLE RD., ROSWELL, GA 30075

Suite/Apt. # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Fax Phone \_\_\_\_\_ E-mail \_\_\_\_\_

**REPRESENTATIVE**

Contact Name and Company (Owner's Agent or Attorney) ARIE KOHN - ARIE KOHN ARCHITECTS

Contact Mailing Address 74 WOODSTOCK ROAD, ROSWELL, GA 30075

Phone 770-642-9030 Cell Phone 404-216-7197 Fax Phone 770-642-3755 E-mail arie@akohmarch.com

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

Applicant Signature: Property Owner or Owner's Representative

Date: 02 / 05 / 2013

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	<u>25,879</u>	<u>0.599</u>	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor
	In Sq. Ft.	Acres		
Building Footprint	<u>3642</u>	<u>14%</u>		
	In Sq. Ft.	In %		
Landscape Coverage	<u>15,858</u>	<u>61%</u>	Application Date: <u>02/05/13</u>	
	In Sq. Ft.	In %	Orientation Date: ___/___/___	
Parking Spaces:	<u>11</u>	<u>11</u>	Board Meeting Date: <u>03/05/13</u>	
	# Required	# Planned		
Height	_____	_____		
	Height			

ARIE KOHN - ARIE KOHN ARCHITECTS  
 Contact Name and Company (Project Manager or Owner's Representative)

74 WOODSTOCK ROAD ROSWELL, GA 30075  
 Contact Mailing Address City State Zip Code

(770)642-9030 (404)216-7197 (770)642-3755 arie@akohnarch.com  
 Phone Cell Phone Fax Phone E-mail

\_\_\_\_\_  
 Contact Name and Company (Engineer)

\_\_\_\_\_  
 Phone Cell Phone Fax Phone E-mail

\_\_\_\_\_  
 Contact Name and Company (Landscape Architect)

\_\_\_\_\_  
 Phone Cell Phone Fax Phone E-mail

\_\_\_\_\_  
 Contact Name and Company (Other)

\_\_\_\_\_  
 Phone Cell Phone Fax Phone E-mail

Remarks:  
OFFICE REMODEL & ADDITION.

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:
    - Sanitary Sewer
    - 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*

Mike B. Strawn  
 Owner of Property (Signature)  
595 West Crossville Rd,  
 Street Address, City, State, Zip

Date: 02/5/13  
770-652-7920  
 Phone

**NOTARY** (SINGLE SOURCE)

Personally appeared before me the above Owner named MIKE STRAWN 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.

[Signature]  
 Notary Public (Signature) Date: 02/5/13

**SUSAN SHAW FELDERMAN**  
 NOTARY PUBLIC  
 FULTON COUNTY, GEORGIA  
 MY COMMISSION EXPIRES JAN 27TH 2013

**ATTORNEY / AGENT (IF APPLICABLE)**

ARIE KOHN  
 Attorney / Agent (Signature)  
74 Woodstock Rd, Roswell, GA  
 Street Address, City, State, Zip 30075

Date: 02/05/2013  
(7)642-9030  
 Phone



Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
CHECKLIST	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
LL: <u>319</u> Acres <u>0.59</u> District <u>1<sup>ST</sup></u> Section <u>2<sup>ND</sup></u> Location: <u>595 CROSSVILLE RO.</u> (R = Required; NR = Not Required; NA = Not Applicable)			
Completed application form: <input checked="" type="checkbox"/> 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.	●	●	●
<input checked="" type="checkbox"/> Application fee(s) payable to the City of Roswell; See Fee Schedule;	\$	\$ <u>350.00</u>	\$
<input type="checkbox"/> Orientation Meeting Form;	●	N/A	●
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> 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 N/A	● 8 large sets plus 11 11x17 sets
<input type="checkbox"/> Traffic Impact Study ( <u>Major Final only</u> );	●	● N/A	● NA
<input type="checkbox"/> Archaeological Report/Study, if required;	●	● N/A	●
<input checked="" type="checkbox"/> Letter of Intent	●	●	●
<input checked="" type="checkbox"/> Written analysis of how the proposed action compares with applicable design guidelines and other applicable standards and criteria;	●	●	●





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"/> Walks, ramps, curb lines, access provisions for the handicapped; <i>N/A</i> Dumpster pads and screening materials;	● 8 large sets plus 11 11x17 Sets	<input checked="" type="checkbox"/> 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets
<input checked="" 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 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 %); <i>N/A</i> Flood plain (sq. feet and %); <i>N/A</i> Undeveloped and/or open space (sq. feet and %)	● On Site Plan	<input checked="" type="checkbox"/> On Site Plan	● 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	● On Site Plan  <i>N/A</i>	● 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	● On Site Plan  <i>N/A</i>	● 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	● 8 large sets plus 11 11x17 sets  <i>N/A</i> <i>LDP</i>	● 8 large sets plus 11 11x17 Sets





<b>CHECKLIST</b> Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
Drainage plan at appropriate engineering scale including: ___ 100-year flood plain; ___ Natural drainage features; ___ Streams, lakes, shorelines, other water courses; ___ Underground or surface drainage improvements including retention/detention basins; ___ Drainage easements;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets <i>N/A</i>	● 8 large sets plus 11 11x17 Sets
Elevation drawings including: ✓ Front, rear and side buildings, and/or photographs; <i>N/A</i> Accessory structures that are made a part of the application;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
<i>N/A</i> 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 <i>N/A</i>	● 8 large sets plus 11 11x17 sets
___ Drawings showing air conditioners, compressors, rooftop vents, other outside equipment;	●	● <i>N/A</i>	● NA
___ Color and material samples;	●	●	●
___ Photographs of all four sides of existing structures; <i>@ MEETING</i>	NA	NA	●
A Landscaping Plan including: <i>@ MEETING</i> ___ Required buffers and landscaping strips; ___ 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: ✓ Tree Protection Plan ✓ Tree Survey <i>N/A</i> 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	● <i>N/A</i>	● NA
Other information as required by the Zoning Director:	●	● <i>N/A</i>	●
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. _____ Signature of Applicant Date: <b>02 / 05 / 13</b> _____ Signature of Staff Date: ___ / ___ / ___	●	●	●

