

Please use blue or black ink to fill out this form.



PROJECT DATA SHEET CHECKLIST

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: \$250+\$10/acre

Receipt # _____

Date Filed ____ / ____ / ____

Case # _____

Office Use Only

Name of Proposed Project: Prospirian, LLC

Name of Owner: Patrick & Karyn Staples

Name of Developer: Jefferson Browne Architects, PC

Instructions: The applicant shall complete the following checklist of submittal requirements. If the applicant answers "No" to any of the questions, a written explanation must accompany the negative response to the checklist question. The City Planner shall include the applicant's checklist and written explanations, if any, along with the Project Data Sheet submittal to the Planning Commission.

The drawings are not intended to be a highly detailed site plan, but rather to provide enough information to officials to allow an accurate determination of the merits of a proposed project prior to beginning detailed planning work. Much of the information required at the conceptual planning stage can be conveyed in written form, although some generalized drawings will likely be required to comply with the following checklist.

SUBMITTAL REQUIREMENTS:

Do your packet and plans comply with or show the following?

		YES	NO
1	Schematic Site Plan: Ten (10) full size 24" x 36" copies and one (1) 11" x 17" reduction. <u>All materials must be folded to fit into a 8.5" x 14" legal size folder labeled with the project name.</u> The plans should be clearly and accurately drawn by a design professional to include:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(a)	Name of the project, address, boundaries, date, north arrow, and scale of the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect who prepared the schematic site plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Name, addresses, present zoning, land use, and parcel numbers of all abutting or contiguous parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Existing lot lines, easements, and rights-of-way, including area in acres or square feet, abutting land uses, proposed or existing driveways, and structures within 200 ft. of the boundary of the development site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	The general location of all existing and proposed streets adjacent to and within the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	A generalized summary of land use arrangements within the proposed project, showing types of uses and intensities proposed within areas of the development (tabulation of building square footages).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)	The location of steep slopes, significant stands of trees; creeks, watercourses, stormwater detention and drainage ways, floodplains, and any environmentally sensitive features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Zoning district boundaries adjacent to the perimeter of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i)	A vicinity map showing the general arrangement of streets within an area of 1,000 feet from the boundaries of the proposed project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j)	Schematic architectural elevations for all buildings or a set of design guidelines that includes the unifying elements that are to be incorporated within the overall project (including each outparcel);	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k)	Identification of primary physical characteristics of each building including predominant color(s), exterior materials and architectural features, proposed building heights and lighting plans. (Sec 733)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Master signage program, including size, fonts, and colors. (Sec 66-15(14))	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	One (1) copy of a certified plat of the property on which the project is to be built.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	One (1) copy of a tree survey, prepared in accordance with the requirements of section 1104 of Peachtree City Code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	One (1) copy of a completed Peachtree City Project Data Sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	One (1) copy of the conceptual stormwater management plan prepared in accordance with the requirements of section 1011(f)(2) of Peachtree City Code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	One (1) copy of the full legal description of the boundaries of the property or properties to be included in the proposed project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	One (1) copy of the Proof of Ownership of property or properties on which the project is to be built.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	If the proposed project calls for construction over a period of years, a schedule showing the proposed time and sequence within which the applications for final approval of all sections of the developments are intended to be filed shall be submitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Any additional information deemed necessary by the City Planner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please make sure all items above are completed and included with your submission. Incomplete submissions will result in delays.

The planning commission meets regularly on the second Monday of each month. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at 770-487-5731

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PROJECT DATA SHEET APPLICATION

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SITE LOCATION	Name of Project: <u>Prospiran, LLC</u> Address: <u>Deed Book 3972, page 442, Land Lot 134 of the 7th Land District, Fayette County, GA</u> <input checked="" type="checkbox"/> Conceptual Site Plan <input type="checkbox"/> Concept Plat Site in which Village: <input type="checkbox"/> Aberdeen <input type="checkbox"/> Braelinn <input type="checkbox"/> Glenloch <input checked="" type="checkbox"/> Kedron <input type="checkbox"/> Wilksmoor <input type="checkbox"/> Industrial	SITE INFORMATION	Parcel #(s) <u>Land Lot 134 of the 7th Land District of Fayette County, Georgia</u> Existing Zoning <u>General Commercial</u> Current Use <u>N/A</u> Property Size <u>35,937 SF</u> <u>0.825</u> <small>Square Feet Acres</small>
	APPLICANT		Name <u>Jefferson Browne Architects - Clay Wallace</u> Address <u>262 South Peachtree Parkway - Suite 3</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>(770) 632-9545</u> Email <u>clay@jeffersonbrownearchitects.com</u>

IMPACTED AREAS	<u>Sq ft Acres</u>		LAND USE & ZONING	Please record all surrounding property within 200ft of site		
	Disturbed Area	<u>.417</u>		Total acres ± Impacted acres	<u>Land Use</u>	<u>Zoning</u>
	Impervious Area	<u>.325</u>			North <u>COM</u>	<u>General Commercial</u>
	Open Space & Greenbelts	_____		_____ %	East <u>COM</u>	<u>General Commercial</u>
			South <u>SFM</u>	<u>Albermarle Subdivision</u>		
			West <u>COM</u>	<u>General Commercial</u>		

LOCATION OF	Entrance to Site: <u>New Entrance off Georgian Park</u>
	Tree Save and Landscape Buffers: <u>Existing 25' Landscape and tree save buffer along Georgian Park ROW</u>
	Other Buffers: <u>N/A</u>
	Greenbelts (to be dedicated to the city): <u>N/A</u>
	Multi-Use Path Connections: <u>Internal path connection from retail center access drive to be provided - location TBD.</u>
Stormwater Retention: <u>On-site</u>	

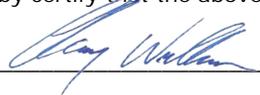
BUILDING INFORMATION	Building type: <u>Business</u>	Briefly describe proposed use of property: <u>Physical Therapy and Pilates Studio</u> <u>General Office</u>
	Hrs of operation: <u>7 AM</u> to <u>9 PM</u>	
	# of stories: <u>2</u> Building height: _____	
	Floor Area (Sq ft) <u>+/- 8,000 SF</u>	
# of dwelling units: <u>N/A</u> Units\acre: <u>N/A</u>	Development impact Fees: \$ <u>TBD</u> <small>(see Appendix B - Section 307)</small>	
# of employees: _____	Parking: <u>32</u> <u>N/A</u> <u>38</u> _____ <small># Required # Existing # Proposed # Pervious</small>	

TYPE OF CONSTRUCTION	Structural Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Other _____	SETBACKS	<u>Required</u>		<u>Proposed</u>	
	Roof Material: <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Tar <input type="checkbox"/> Shingles <input type="checkbox"/> Slate <input type="checkbox"/> Other _____		Front (Building)	<u>40</u> ft	<u>40'</u> ft	
	Interior Finish: <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Stucco <input type="checkbox"/> Other _____		Front (Parking)	<u>25' Tree Save</u> ft	<u>25' Tree Save</u> ft	
	Exterior Finish: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Other _____		Side	<u>10 / 15</u> ft	<u>10'</u> ft	
			Rear	<u>20</u> ft	<u>10'</u> ft	

FIRE INFORMATION	Automatic Fire Sprinklers: <input type="checkbox"/> Yes <input type="checkbox"/> No, why? _____		Briefly describe daily operations: <u>Physical Therapy and Pilates Studio</u> _____ _____	
	Automatic Fire Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No, why? _____			
	# of Fire Hydrants: <u>2</u> Existing _____ Proposed		Underground \ Above Ground Storage Tanks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>(If yes, please attach description and location)</small>	
	Hazardous Material On Site? <small>(If yes, describe type and method of storage to the right:)</small>		Material(s): _____ Storage: _____	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature:  Jefferson Browne Architects Date: 8-26-16

Property Owner Signature: _____ Date: _____

Please complete the attached checklist.



24 HR. CONTACT
 24 HR. CONTACT: JEFFERSON BROWNE ARCHITECTS, PC
 CONTACT: CLAY WALLACE
 PHONE: (770) 632-9545
 EMAIL: CLAY@JEFFERSONBROWNEARCHITECTS.COM

PARKING
 PARKING PROVIDED: 39 PARKING SPACES
 7 GOLF CART SPACES
 2 HC SPACES
 48 TOTAL PARKING SPACES