



LOCAL HISTORIC AND CONSERVATION DISTRICTS

HISTORIC PRESERVATION COMMISSION

Board Review Checklist for New Construction, Large, Part I: Height and Mass

Detailed checklists of items required to be submitted for each type of project are supplemental to this application. **Each item must be checked off and a page number where the item is located must be noted and included with the application in PDF format. The applicant must sign the affidavit**, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification **prior** to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Commission or Staff's review of the application and/or denial of the request. Revisions made to the applications after the submittal deadline and prior to the Commission hearing may be continued to the following month's hearing. The Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Submissions will only be accepted when emailed to historic@thempc.org. Ensure the PDF file size does not exceed 10 MB. For questions, email preservationquestions@thempc.org or call 912-651-1440.

Do not email questions to historic@thempc.org. If email is not available, contact the office for alternate arrangements.

Large New Construction = cumulative footprint 4,000 square feet and greater

NEW CONSTRUCTION, PART I: HEIGHT AND MASS.

REQUIRED Pre-Application Conference (Sec. 3.18.4.a. of the zoning ordinance):

Date attended and with which staff member: _____

- Provide electronic payment receipt and indicate amount: \$ _____
- Provide one (1) electronic copy of the entire submittal packet.
- Page No. _____: Written project description.
- Page No. _____: Written description of each Special Exception requested.
- Page No. _____: SPR meeting date attended.
- Page No. _____: Lot coverage percentage.
- Page No. _____: Color photographs of site and existing buildings within the vicinity of the project.
- Page No. _____: Site Plan:
 - Adjacent buildings with setback dimensions.
 - Lot dimensions.
 - Property lines.
 - Streets, lanes, and sidewalk.
 - Curb cuts with width dimensions.
 - Garage apron locations.
 - New building with dimensions and setbacks.
 - Fences.
 - Electric meter locations.

- Refuse storage area.
- All ground and roof equipment including screening.
- Page No. _____: Floor Plans:
 - Dimensions.
 - Labeled interior spaces.
- Page No. _____: Roof Plan:
 - Roof pitches.
 - Equipment and screening.
- Page No. _____: Exterior Elevations:
 - Adjacent buildings with height dimensions.
 - Dimensioned floor-to-floor heights.
 - Stoop heights.
 - Height of parapet walls.
 - Locations and dimensions of all windows, doors, and other openings.
 - Porches, balconies, railings heights, and baluster spacing.
 - Fences, equipment, etc. with dimensions.
 - Roof equipment with screening heights and locations.
- Page No. _____: Building Sections (minimum of two: north-south and east-west):
 - Projections, window and door depths, off-sets, and opening recesses.

Affidavit Certifying Completeness of Application:

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Signature: _____ **Date:** _____

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A complete application submission consists of:

1. Complete, signed application
2. Complete, signed checklist(s) for each request
3. Checklist documentation
4. Payment receipt

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