

City of Snellville

Department of Planning and Development Commercial Plan Review Checklist

| | Comme | rciai Piati Keview | CHECKIIST |
|---------------------|-------------------------------|-------------------------|-----------------|
| Project Name | | | |
| Project Address | | | |
| Project Description | | | |
| Parcel Number | | Internal Case Number | XXXXX |
| Zoning Case Number | | Project Zoning District | |
| Special Use Permit | | Total Acres | |
| Contact Name | | Disturbed Acres | |
| Contact Number | | | |
| Contact Email | | | • |
| Review Date | Project Review History | Snellville Rev | view Staff Name |
| | Initial Submittal Review | | |
| | Re-review (1) | | |
| | Re-review (2) | | |
| | Re-review (3) | | |
| | Re-review (4) | | |
| | Approval | | |

Re-submittal and Review Procedure

The Development Plan Review Checklist is attached. All Development Plan Review items must be clearly addressed before issuance of a permit or plan approval. All re-submittals must be a complete set of construction documents or plan set.

If all comments are not addressed after the third re-submittal/re-review, a meeting will be required with City Staff, Project Owner, Developer, Engineer, Landscape Architect, and Certified Arborist.

Review fees will be required for each submittal/re-submittal. Payment of the fee is required prior to furthering the review by the Department of Planning and Development.

City of Snellville - Commercial Development Plan Review

Department of Planning and Development
Snellville City Hall, 2342 Oak Road, Snellville, Georgia 30078
770-985-3513
www.snellville.org

| Commercial Development Plan Review Checklist | Case Number XXXXX | | | | | | |
|---|---|--|--|--|--|--|--|
| Staff, Department, and A | Agency Contact Information | | | | | | |
| City of | Snellville | | | | | | |
| Jason Thom | pson, Director | | | | | | |
| | 985-3518 | | | | | | |
| jthompson | @snellville.org | | | | | | |
| John Dennis, Zoning Administrator | Nelie Wilson, Administrative Assistant 770- | | | | | | |
| 770-985-3515 | 985-3513 | | | | | | |
| jdennis@snellville.org | nwilson@snellville.org | | | | | | |
| Josh Ferguson, Planner | Carole Amos, Planning Technician 770- | | | | | | |
| 770-985-3909 | 985-3514 | | | | | | |
| jferguson@snellville.org | camos@snellville.org | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| City of Snellville E | ngineering Consultant | | | | | | |
| Larry Genn, P.E., Principal Associate | | | | | | | |
| Clark, Patterson, Lee | | | | | | | |
| 678-318-1071 | | | | | | | |
| lgen@cplteam.com | | | | | | | |
| Gwinnett County Departments Pert | inent to City of Snellville plan submittal | | | | | | |
| Department of Planning and Development | | | | | | | |
| One Justice Square | | | | | | | |
| 446 West Crogan Street | | | | | | | |
| Lawrenceville, GA 30046 | | | | | | | |
| 678-518-6000 | | | | | | | |
| • Development Plan Review (Addressing) P&D-Deve | lopmentPlanReview@GwinnettCounty.com | | | | | | |
| Fire Plan Review | P&D-FirePlanReview@GwinnettCounty.com | | | | | | |
| Water/Sewer Plan Review | P&D-StormWaterSewer@GwinnettCounty.com | | | | | | |
| Department of Transportation | | | | | | | |
| One Justice Square | | | | | | | |
| 446 West Crogan Street, Suite 400 | | | | | | | |
| Lawrenceville, GA 30046 | | | | | | | |
| 770-822-7400 | | | | | | | |
| DOTCommunityRelations@GwinnettCounty.com | | | | | | | |
| Related State Agencies | | | | | | | |
| Gwinnett Environmental Health Dept. 455 | Georgia Department of Transportation | | | | | | |
| Grayson Highway, Suite 600 Lawrenceville, | Kevin Mullins, District 1 Engineer | | | | | | |
| GA 30046 770-963- | 1475 Jesse Jewel Parkway, Suite 100 | | | | | | |
| 5132 | Gainesville, GA 30501 | | | | | | |
| | 770-532-5500 | | | | | | |

| Commercial Development Plan Review Checklist Case Number XXXXX | | |
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| Review 1 | Review 2 | Review 3 | Comment Number | Standard Notes Required on Plan Development Permit Drawings | Code Section | Sheet |
|----------|----------|----------|----------------|---|--------------|-------|
| | | | | STANDARD NOTES REQUIRED TO BE INCLUDED ON COVER | | |
| | | | | SHEET | | |
| | | | | Notes: | | |
| | | | | It is the owner's/developer's responsibility to be in compliance with applicable | | |
| | | | SN-001 | National Pollution Discharge Elimination System (NPDES) permit and Clean | | CVR |
| | | | | Water Act requirements. City of Snellville assumes no responsibility for overflow or erosion of natural or | | |
| | | | | artificial drains beyond the extent of the street right-of-way, or for the | | |
| | | | SN-002 | extension of culverts beyond the point shown on the approved and recorded | | CVR |
| | | | | plan. City of Snellville does not assume the responsibility for the maintenance of pipes in drainage easements beyond the city right-of-way. | | |
| | | | | | | |
| | | | | Wetland Certification: The design professional, whose seal appears hereon, | | |
| | | | | certifies the following: A. The National Wetland Inventory maps have been consulted | | |
| | | | | B. The appropriate plans sheet [] Does/[] Does Not indicate area of United | | |
| | | | SN-003 | states Army Corps of Engineers jurisdictional wetlands as shwon on the | | CVR |
| | | | | maps. | | |
| | | | | C. If that land disturbance of protected wetland shall not occur unless the appropriate Federal Wetlands Alteration (Section 404) permit has been | | |
| | | | | obtained. | | |
| | | | SN-004 | Notify City of Snellville inspections 24 hours before beginning of every phase of | | CVR |
| | | | | construction (770-985-3513). No certificate of occupancy will be issued until all site improvements have been | | |
| | | | SN-005 | completed. | | CVR |
| | | | SN-006 | No outside storage proposed. This includes supplies, equipment, vehicles, | | CVR |
| | | | | products, etc. Signs, location, number, and size are not approved under this permit. A | | |
| | | | SN-007 | separate sign and building permit is required for each sign. | | CVR |
| | | | SN-008 | All construction to comply with City of Snellville (and Gwinnett County if | | CVR |
| | | | | applicable) standards. No certificate of occupancy/completion will be issued until conditions of zoning | | |
| | | | SN-009 | or variances are completed. | | CVR |
| | | | CN 010 | No cut trees, timber, stumps, debris, rocks, stones, junk, rubbish, garbage, or | 102 6 7 | C) /D |
| | | | SN-010 | other waste material of any kind shall be buried in any right-of-way, under any proposed structure | 103-6.7 | CVR |
| | | | SN-011 | No structures are currently present on the subject site. | | |
| | | | SN-012 | Building will comply with General Archetectural Standards of Section 201-3 of | 201-3 | CVR |
| | | | | the City of Snellville Unified Development Ordinance (UDO). | | |
| | | | | After the issuance of any permit authorizing clearing and grading of a site: | | |
| | | | | | | |
| | | | | Required erosion control measures must be installed, where practical, by the developer and inspected and approved by the Director before actual | | |
| | | | | grading or removal of vegetation. All control measures must be in place as | | |
| | | | | soon after the commencement of activities as possible and in coordination | | |
| | | | SN-013 | with the progress of the project. | 103-5.6 | CVR |
| | | | | Soil sedimentation facilities must be installed and operational before major grading operations. | | |
| | | | | | | |
| | | | | 3. Areas required to be undisturbed by this UDO, conditions of zoning | | |
| | | | | approval, or other ordinance regulation must be designated by survey stakes, flags, or other appropriate markings and must be inspected and | | |
| | | | | approved by the Director before starting any clearing or grading activities. | | |
| | | | | The development of the Street | | |
| | | | | The developer or contractor must verbally notify the Director at least 24 hours before starting each of the following phases, as authorized by any permit for | | |
| | | | | site work or development. Inspections must be made by the Director and | | |
| | | | | passed before the continuation of further activity or proceeding into new | | |
| | | | | phases. A similar notification must be made to the Gwinnett County Inspection Department for any activity involving the water or sanitary sewer system. | | |
| | | | | Clearing or clearing and grubing of the site or any portion included under | | |
| | | | | the permit. | | |

| | SN-014 | Grading. Installation of slope stakes is required. Upon completion of roadway grading, the water certificate shall be submitted to the Gwinnett County Department of Planning and Development certifying that the centerline of the road and the offsett centerline of the water line is within 6 inches of that shown on the approved plans or redlined plan submittal. Inspection and approval will be required before trenching or continuation with subbase preparation. Installation of storm drainage pipe, detention or other stormwater facilities. Installation of sanitary sewer and appurtenances. This notification must be made simultaneously with official notification by the developer or contractor to the Gwinnett County Water Pollution Control Division, and if for informational purposes only, to the Department. Curbing of roadways. Inspection should be requested before the forms have been set (if used). Roadway width will be spot checked by string line between curb stakes. Subbase or subgrade of streets. After compaction, the subgrade must be string-lined for depth and crown. The subgrade must be roll tested and must pass with no movement, to the satisfaction of the inspection department. Street base. The base must be string-lined for depth and crown and must pass a roll test with no movement to the satisfaction of the Director. Paving. The Director must be on-site during the paving process to check | 103-5.6 | CVR |
|--|--------|---|---------|-----|
| | | consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be spot-checked, and the roadways will be cored after completion to check thickness. | | |
| | SN-015 | The completion of inspections by City officials or employees and authorization for work continuation will not transfer responsibility for the quality of the work performed or materials used for the contractor or developer, nor imply or transfer acceptance of responsibility for project design or engineering from the professional corporation or individual under whose hand or supervision the plans were prepared. | | CVR |
| | SN-016 | Work which is not authorized by an approved permit, or which is not in conformance to the approved plans for the project, or which is not in compliance with the provisions of the UDO or any other adopted code, regulation or ordinance of the City, will be subject to immediate stop work order by the Director. Work which proceeds without having received the necessary inspections of the Director must be halted until all inspections of intervening work are completed. | | CVR |
| | SN-017 | If, for any reason, a clearing and grubbing, grading, or development permit expires after land disturbance activities have started, the developer must stabilize the site for erosion control, under the direction of the Director. | | CVR |
| | SN-018 | Upon completion of a site development project, silt fences and other temporary erosion control measures must be removed before the issuance of a certificate of occupancy or within 30 days of permanent stabilization or submission of a notice of termination to the State of Georgia, whichever occurs first. | | CVR |
| | | | | |
| | | Certifications: | | |
| | SN-019 | All requirements of the City of Snellville Regulations relative to the preparation and submission of a development permit application having been fullfilled, and said application and all supporting plans and data having been reviewed and approved by all affected city and county departments as required under their respective and applicable regulations, approval is hereby granted of this site plan and all other development plans associated with this project subject to all further provisions of said development and other city regulations. | 103-6.7 | CVR |
| | | Planning and Development Director or Designee City of Snellville THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED Owners Acknoledgement and Declaration: (STATE OF GEORGIA) | | |
| | | (COUNTY OF GWINNETT) | | |

| | SN-020 | thereto, and in person o this plat was made from owned by the undersign public forever all streets other public facilities an | r through a duly an actual surve ed and dedicate , sewer collecto d appurtenance | t and whose name is subscribed r authorized agent, acknowledges that ry, and accurately depicts the land of by this declaration to the use of the rs, lift stations, drains, easements, and s thereon shown, and transfers simple by deed, for the purposes therein Date Date | 103-6.7 | CVR |
|--|--------|---|--|---|--------------|-----------------------------------|
| | | | 250111252 | | | |
| | | | REQUIRED | TO BE INCLUDED ON <u>LIGHTING</u> | - | |
| | | PLAN National | | | | |
| | | Notes: | l bo a sutoff dou | un directional luminary whose source is | | |
| | SN-021 | completely concealed w | | vn-directional luminary whose source is lousing. | | Lighting Plan |
| | SN-022 | No free-standing fixture exceed 250 watts. | shall exceed 42 | 0 watts. Wall pack lighting shall not | | Lighting Plan |
| | SN-023 | The maximum mounting 3-foot base. | g height for free | -standing fixtures is 28 feet, including a | | Lighting Plan |
| | | | | | | |
| | | Certifications: | , , | | | |
| | | · | | ly with Section 207-5 of the City of te (UDO) prior to the installation of any | | |
| | SN-024 | | | | | CVR |
| | | Owner | | Date | | |
| | | | | | | |
| | | | | TO BE INCLUDED ON TREE | | |
| | | | EPLACEMEN [®] | T AND/OR BUFFER LANDSCAPE | | |
| | | <u>PLAN</u> | | | | |
| | | Notes: | | | | |
| | | grading process, the foll area in accordance with preservation/replaceme | owing must occ any approved b ent plan: | es, and throughout the clearing and ur for any designated tree protection ouffer and landscape plan or tree removed, all temporary protection | | |
| | SN-025 | barriers must be mai should not be remov | ntained through red until landsca | | 103-5.6.B | CVR, TPR, Buffer/ Landscape |
| | | other materials resul 3. Construction activ washout, burning, et tree protection areas | Iting from or use ities, such as pa c., must be arra s. | be used for the storage of earth and during the development process. rking, materials storage, concrete nged to prevent disturbances in the | | |
| | SN-026 | must be single stemmed | d with a single, s | caliper at the time of planting. They traight leader. Trees must be located at less a modification is granted by the | 207-3.4 | Buffer/ Landscape |
| | SN-027 | before issuance of the c may be delayed from M enter into a performanc planting by November 1 | ertificate of occ ay 1 through Oc e surety agreen The performar | ed on the street tree planting plan, upancy. However, street tree plantings stober 1. In this case, the builder must nent with the City guaranteeing tree accessively agreement must be executed occupancy for buildings or lots in this | 207-3.4 I | Buffer/ Landscape |

| | | Impermeable rigid tree root barriers must be installed in a linear method in all | | |
|--|---------------------------------------|---|---------|----------------------|
| | SN-028 | tree strips. The barriers must be a minimum of 24 inches deep and include ribs | 207-3.4 | Buffer/ |
| | 314-026 | to direct root growth downward. The root barriers must be installed per the | 207-3.4 | Landscape |
| | | detail drawings in Sec. 207-3.9. | | |
| | | | | |
| | | Street trees must be maintained by the owner of the adjacent lot. Maintenance | | |
| | SN-029 | must include, but is not limited to, watering, pruning, tree replacement and | 207-3.4 | Buffer/ |
| | | removal of leaves and litter from the sidewalks and street, as necessary. All | 207 511 | Landscape |
| | | maintenance must conform to ANSI A300 standards for tree care. A | | |
| | | maintenance responsibility must be provided on the final plat. | | |
| | SN-030 | Landscape materials must meet the minimum guidelines as outlined in the | 207-3.5 | Buffer/ |
| | 314 030 | lates edition of American Standard for Nursery Stock. | 207-3.3 | Landscape |
| | SN-031 | | 207-3.5 | Buffer/ |
| | 314-031 | Deciduous trees must be a minimum 3-inch caliper at the time of planting. | 207-3.3 | Landscape |
| | SN-032 | Evergreen trees must be 6 feet tall or larger at the time of planting. | 207-3.5 | - Burleri |
| | SN-033 | Shrubs and ornamental grasses must be 3-gallon size or larger. | 207-3.5 | ' and seen |
| | SN-034 | Perennials must be 1-gallon size or larger. | 207-3.5 | ' multer/ · |
| | | Sod, rather than seed, must be used in all landscape strips and no-access strips | | D (() / |
| | SN-035 | that abut the public right-of-way and may extend to the curb of the public | 207-3.5 | Buffer/ |
| | | roadway. | | Landscape |
| | au aa a | | | Buffer/ |
| | SN-036 | All species must be ecologically compatible with the intended growing site. | 207-3.5 | Landscape |
| | | | | · |
| | CN 007 | No more than 35% of the total number of trees planted in a development may | 207.25 | Buffer/ |
| | SN-037 | be of the same genus, and no more than 35% of the total number of shrubs | 207-3.5 | Landscape |
| | | planted in a development may be of the same genus. | | |
| | | , | | Buffer/ |
| | SN-038 | Evergreen trees may only be used in the interior and/or rear landscape strips. | 207-3.5 | Landscape |
| | SN-039 | All plant materials are subject to the approval of the Director. | 207-3.5 | - Duriei/ |
| | · · · · · · · · · · · · · · · · · · · | | | Landssana |
| | | Landscaping must be installed in a sound workman-like manner and according | | |
| | SN-040 | to accepted good planting procedures. The Director must inspect all | 207-3.6 | Buffer/ |
| | | landscaping and no certificate of occupancy or similar authorization will be | | Landscape |
| | | issued unless the landscaping meets the requirements of the UDO. | | |
| | | Staking and guying materials must be flat, woven polypropylene | | |
| | SN-041 | photodegradable three-fourths-inch wide with 900-pound break strength and | 207-3.6 | Buffer/ |
| | 5.7 5 .2 | must be removed within 1 year of installation. | 207 3.0 | Landscape |
| | | Irrigation: | | |
| | | ingation. | | |
| | | | | |
| | | 1 An irrigation system is required in all landscape strips, planter islands | | |
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| | | and no-access strips. The required irrigation may include drip irrigation, | | |
| | | and no-access strips. The required irrigation may include drip irrigation, gator bags, and a combination of drip irrigation and water-efficient design | | Buffer/ |
| | SN-042 | and no-access strips. The required irrigation may include drip irrigation, gator bags, and a combination of drip irrigation and water-efficient design or a creatvie irrigation plan with the approval of the Director. The required | 207-3.6 | Buffer/ |
| | SN-042 | and no-access strips. The required irrigation may include drip irrigation, gator bags, and a combination of drip irrigation and water-efficient design or a creatvie irrigation plan with the approval of the Director. The required irrigation must be maintained for at least 1 year after planting. | 207-3.6 | · · |
| | SN-042 | and no-access strips. The required irrigation may include drip irrigation, gator bags, and a combination of drip irrigation and water-efficient design or a creatvie irrigation plan with the approval of the Director. The required irrigation must be maintained for at least 1 year after planting. 2. Irrigation systems must be designed to prevent any overspray onto | 207-3.6 | · · |
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| | SN-045 | The bond must be in the amount of 125% of the estimated cost of replacing all the required landscaping. An itemized estimate must be provided by the owner and based on the opinion of a landscape contractor and found to be reasonable by the Director. | 207-3.8 | Buffer/ Landscape |
| | SN-046 | The Director must make an inspection upon request and notify the owner or developer and the bond company of any corrections to be made within the 2-year period. | 207-3.8 | Buffer/ Landscape |
| | SN-047 | An on-site inspection must be made by the Director before starting any development activity. | 207-4.3.C | TPR |
| | SN-048 | Trees may not be removed in any tree protection zone. | 207-4.4 | TPR |
| | SN-049 | Trees may not be removed from any buffer area and/or floodplain except as follows: 1. When those trees are found to be dead, diseased, insect-infested, or hazardous by the Director or the County extension service, a certified arborist, the Georgia Forestry Commission, or a registered forester. No removal may begin before a request for removal is approved by the Director. 2. When necessary for construction, repair, or maintenance of public roads, utilities, or drainage structures. No removal may begin before a request for removal is approved by the Director. | 207-4.4 | Buffer/ Landscape |
| | SN-050 SN-051 | Species selected for replacement must be quality specimens that are ecologically compatible with the intended growing conditions. No more than 35% of any one species may be used. Evergreens may constitute no more than 25% of the trees in non-buffer areas. Standards for transplanting, and selecting quality replacement stock may be in accordance with the International Society of Arboriculture, or National Association of Arorists, Or American Standard for Nursery Stock. Species selection and replacement densities are subject to approval by the Director. | 207-4.5 | TPR TPR |
| | SN-052 | In consultation with the owner or owner's representative of a boundary tree, the Director may require additional protective measures to limit the impact on the tree during construction, including but not limited to watering regimes, root treatments, mulching, deadwood removal, and protective pruning. Any boundary tree that has its CRZ impacted greater than 25% due to site construction will be considered lost. Replacement trees for lost boundary trees must be planted on the same property that the boundary tree was located. | 207-4.6 | TPR |
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| | | ADDITIONAL COMMENTS: | | |
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| | Commercial Development I | Plan Review Checklist Case Number XXXXX | |
|--|--------------------------|--|--------------------|
| Review 1 Review 2 Review 3 | Comment Number | Plan Submittal Specifications and Drawing Format | Code Section Sheet |
| | PS-001 | Submit 2 hard copies and 1 electronic copy of the permit set | 103-6.1 |
| | PS-002 | Submit 1 copy of Hydrology Report along with permit set submittal | 103-6.1, 404-2 |
| | PS-003 | Submit a Traffic Impact Analysis | 103-5.2 |
| | PS-004 | Minimum scale drawings: 1"=100' | 103-6.7 |
| | PS-005 | Maximum sheet size: 48"x36" | 103-6.7 |
| | | Certified boundary survey with an initial field closure precision of 1 foot in no | |
| | PS-006 | less than 10,000 feet | 103-6.7 |
| | PS-007 | Lot is a legal conforming lot of record | 201-1 |
| | | Proposed name of development. If the project is located within a subdivision, | |
| | PS-008 | the name of the subdivision, lot, and block number must also be shown | 103-6.7 |
| | | Name, address, and telephone number of the owner of record, and developer | |
| | | (if not the owner). Include 24-hour contact person's name, phone number, and | |
| | PS-009 | email address | 103-6.7 |
| | | | |
| | 20.010 | Name, address, and telephone number of each professional firm associated | |
| | PS-010 | with the devlopment plans (engineer, landscape architect, surveyor, etc.) Date of survey, north point, graphic and numeric scale, source of datum, date | 103-6.7 |
| | PS-011 | of plan drawings, and space for revision dates | 103-6.7 |
| | 13.011 | Proposed use of the site, including gross square footage for each different use | 103 0.7 |
| | PS-012 | type or building | 103-6.7 |
| | PS-013 | District, land lot, and parcel number | 103-6.7 |
| | PS-014 | Total acreage | 103-6.7 |
| | PS-015 | Disturbed acreage | 103-6.7 |
| | PS-016 | Location sketch or vicinty map | 103-6.7 |
| | PS-017 | Size and location of all buildings | 103-6.7 |
| | PS-018 | Building setback lines (front, side, and rear) | 103-6.7, 201-1.4 |
| | PS-019 | Distances between buildings and from buildings to property lines | 103-6.7 |
| | PS-020 | Location of outdoor storage areas (if none, indicate in a note). If allowed by zoning district and present, submit screening details | 103-6.7 |
| | PS-021 | Location of parking, driveways, curb cuts, and designated fire lanes | 103-6.7 |
| | PS-022 | If multiple buildings, each must be identified with a letter or number | 103-6.7 |
| | PS-023 | Directional flow arrows for street drainage | 103-6.7 |
| | PS-024 | Contour lines drawn at intervals not more than 2 feet | 103-6.7 |
| | | Natural features within the proposed development, including drainage | |
| | | channels, bodies of water, and other known significant features such as | |
| | PS-024 | extensive exposed rock | 103-6.7 |
| | | Man-made and cultural features existing within and adjacent to the proposed development including existing right-of-way measured from the centerline, | |
| | PS-025 | pavement widths, and names of jurisdiction lines | 103-6.7 |
| | PS-026 | Existing structures and their disposition | 103-6.7 |
| | | Location and dimensions of existing bridges; water, sewer, and other existing | |
| | PS-027 | utility lines and structures; culverts and other existing features should be | 103-6.7 |
| | PS-028 | Existing (shown as abandoned if applicable) and proposed easements | 103-6.7.G |
| | | | |
| | 00.000 | Proposed street names, roadway and right-of-way lines and widths, and sites | 103.67 |
| | PS-029 PS-030 | reserved through covenants, easement, dedication or otherwise for public use Identify stage of development | 103-6.7 103-6.7 |
| | L 2-020 | Show all adjoining property owners, subdivision names, lot numbers, lot lines | 103 0.7 |
| | PS-031 | and block letters, and zoning | 103-6.7 |
| | | Show the location and number of parking required and provided. Indicate | |
| | | factors used in determining number of spaces required (Section 207-1.5). See | |
| | PS-032 | additional parking requirements/comments sheet | 103-6.7 |
| | PS-033 | Zoning district. Indicate zoning district lines if more than one zoning | 103-6.7 |
| | PS-034 | Rezoning case number (if applicable) | 103-6.7 |
| | PS-035 | Date of approval and conditions | 103-6.7 |
| | PS-036 | Approved variances, including case number, approval date, and conditions | 103-6.7 |
| | 1 2 000 | Buffer, landscaping, and no access easements (see additional | |
| | PS-037 | requirements/comment sheet) | 103-6.7 |
| | | Location of all proposed free standing signs and note that additional permit | |
| | PS-038 | shall be required | 103-6.7 |
| | PS-039 | Location of all known existing or previously existing landfills | 103-6.7 |
| | DC 040 | Plans stamped and signed by professional engineer, registered land surveyor or | 103.67 |
| | PS-040 | landscape architect (as appropriate) Provide detailed constructions activity schedule, including vegetation and | 103-6.7 |
| | PS-041 | mulching timeline | |
| | PS-042 | Fence required around detention facilities | |
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| | | Additional Plans If Required (May be combined where appropriate and clarity | | |
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| | | may be maintained): | | |
| | PS-042 | Erosion Control plans | 103-6.7 | |
| | PS-043 | Grading plan | 103-6.7 | |
| | PS-044 | Overall Utility plan | 103-6.7 | |
| | PS-045 | Stormwater drainage construction data | 103-6.7 | |
| | PS-046 | Sewage Disposal plans | 103-6.7 | |
| | PS-047 | Street Widening and construction data | 103-6.7 | |
| | PS-048 | Buffer and Landscape plans | 103-6.7 | |
| | PS-049 | Tree Preservation/Replacement plan | 103-6.7 | |
| | PS-050 | Floodplain Management plan | 103-6.7 | |
| | PS-051 | Lighting plan | 207-5.2 | |
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| | | ADDITIONAL COMMENTS: | | |
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| | | Commercial Development I | Plan Review Checklist | Case Number XXXXX | | |
|----------|----------|--------------------------|-----------------------------|--|--|--|
| Review 2 | Review 3 | Comment Number | Buildin | g Requirements/Specifications | Code Section | Sheet |
| | | BR-001 | Maximum builidng height | indicated | 201-1.11, 203 | |
| | | BR-002 | Building setback lines show | vn | 203 | |
| | | BR-003 | Lot coverage calculations | | 203 | |
| | | BR-004 | Building dimensions and a | rea | 103-6.7 | |
| | | BR-005 | | | 201-1.5 | |
| | | | ADDITIONAL COMM | ENTS: | | |
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| | seview 2 | | BR-001 BR-002 BR-003 BR-004 | BR-001 Maximum builiding height BR-002 Building setback lines show BR-003 Lot coverage calculations BR-004 Building dimensions and ai Porches/stoops, balconies, BR-005 chimneys shown on site pl | BR-001 Maximum builiding Requirements/Specifications BR-002 Building setback lines shown BR-003 Lot coverage calculations BR-004 Building dimensions and area Porches/stoops, balconies/awnings, eaves/roof overhangs, bay windows and | BR-001 Maximum building Requirements/Specifications Code Section BR-001 Maximum building height indicated 201-1.11, 203 BR-002 Building setback lines shown 203 BR-003 Lot coverage calculations 203 BR-004 Building dimensions and area 103-6.7 Porches/stoops, balconies/awnings, eaves/roof overhangs, bay windows and chimneys shown on site plan. Encroachments are not greater than allowed 201-1.5 |

| | | Commercial Development | Plan Review Checklist Case Number XXXXX | | |
|---------------|--------------|------------------------|--|------------------------------|-----------|
| Review 1 Revi | iew 2 Review | 3 Comment Number | Requirements for Parking Spaces, Drive Aisles, and Sidewalks | Code Section | Sheet |
| | | | Show factors used in determining the numbers of parking spaces as required by | | |
| | | PDS-001 | the UDO. | Table 207-1.2.B | Site Plan |
| | | PDS-002 | State total number of parking spaces required and total number provided. | 207-1.2 | |
| | | PDS-002 | Parking location meets standards based on building type if applicable | 201-2 | |
| | | | 5 | | |
| | | PDS-004 | If building type is not applicable, parking location meets standards of 207-1.8 | 207-1.8 | |
| | | | In determining the requied number of parking spaces, fractional spaces are | | |
| | | PDS-005 | rounded to the nearest whole number with one half or more counted as an additional space | 207-1.2 | |
| | | 1 03 003 | If outdoor dining exceeding 25% of a restaurant's floor area, the square | 207 1.2 | |
| | | | footage of the outdoor dining area must be included in the calculation to | | |
| | | PDS-006 | determine required spaces | 207-1.2 | |
| | | PDS-007 | Development is subject to Small Nonresidential Use Exception | 207-1.2.C | |
| | | PDS-008 | Development is subject to Shopping Center parking space calculations | 207-1.2.D | |
| | | | Accessible parking spaces must be provided in accordance with the | | |
| | | | requirements of the Americans with Disabilities Act (ADA) (Public Law 101- | | |
| | | PDS-009 | 136), the State Building Code, and the American National Standards Institute | 207-1.5, 207-1.7.D | |
| | | PDS-010 | Bicycle parking must be provided Show parking spaces drawn to scale with typical dimensions labeled. Standard | 207-1.6 | |
| | | | 90° parking spaces must be 9' X 18'. Alternate design and dimensions may be | | |
| | | PDS-011 | utilized per UDO | 207-1.7 | |
| | | | A maximum of 25% compact parking spaces(8' x 16') may be used to meet | | |
| | | | parking requirements. Compact parking spaces must be clearly and visibly | | |
| | | PDS-012 | striped and labeled for compact car use only On-site parking must be arranged so that no vehicle is forced to back out onto | 207-1.7 | |
| | | PDS-013 | a public street | 207-1.7 | |
| | | | | | |
| | | PDS-014 | Interior driveways must connect each parking space with a public right-of-way | 207-1.7 | |
| | | | Driveways and alleys providing inter-parcel access are allowed in all required | | |
| | | PDS-015 | yards but may not exceed 24 feet in width and must be placed generally perpendicular to the yard | 201-1.7 | |
| | | PDS-016 | Driveway aisle widths meet requirements of the UDO | 207-1.7.B | |
| | | | Parking and driveway aisle surface meets requirements of the UDO - provide | | |
| | | PDS-017 | details | 207-1.7.E | |
| | | PDS-018 | Vehicle loading is determined necessary by the Director and must meet UDO requirements | 207-1.9 | |
| | | 103 010 | Additional parking requirement for properties zoned BG, HSB, and LM: Parking | 207 1.5 | |
| | | | in the required front yard must provide a minimum 10-foot landscaped strip | | |
| | | | and curb is provided adjacent to the right-of-way so that no automobile can | | |
| | | PDS-019 | back into the bordering street Additional parking requirement for properties zoned CI: Parking is not allowed | 207-1.12 | |
| | | PDS-020 | in a front yard or side (street) yard. | 207-1.12 | |
| | | | Pedestrian walkways connecting from the closest street sidewalk to the | | |
| | | | building entrance must be provided in lots with 20 or more vehicle parking | | |
| | | PDS-021 | spaces Redoctrian walkways must be at least 5 feet wide and must include a landscape | 207-1.7.F | |
| | | | Pedestrian walkways must be at least 5 feet wide and must include a landscape strip that is at least 5 feet wide on at least one side. The strip must be | | |
| | | | continuous (except where the walkway crosses internal driveways) and must | | |
| | | PDS-022 | be planted with trees as specified [herein] | 207-1.7.F | |
| | | | The total distance from a building entrance to the closest street sidewalk | | |
| | | PDS-023 | (measured along the walkway) may not exceed 150% of the shortest straight- line distantance | 207-1.7.F | |
| | | 1 03 023 | and distantiance | | |
| | | | Where walkways cross internal driveways, pedestrian walkways must include | | |
| | | PDS-024 | raised walkways to slow traffic and provide safe access - provide detail | 207-1.7.F | |
| | | PDS-025 | No parking space may be more than 150 feet from a pedestrian walkway | 207-1.7.F | |
| | | PDS-026 | Pedestrian walkways have curbs to prevent vehicular encroachment Sidewalks installed along all road frontages in accordance with Detail Drawings | 207-1.7.F 207-3.9. Detail | |
| | | PDS-027 | within UDO | Drawings | |
| | | | | | |
| | | | Provide Handicap ramps at sidewalk intersections. Sidewalks shall continue | | |
| | | PDS-028 | across intervening driveway including any control or expansion joints. Hatched or stamped pattern concrete shall be used. Provide detail | | |
| | | PDS-028 | Streetscape widths meet minimum requirements | 401-4.2 | |
| | | | | | |
| | | | FOR PROJECTS PROPOSING A DRIVE-THRU ONLY | | |
| | | 1 | TONT NOVECTO THOS COME A DRIVE THRO ONES | | |

| | | | Where a drive-thru is allowed as a limited use, no drive-thru window, lane, or | | |
|-----------|---|---------|---|-----------|---|
| | | | order box is permitted within 50 feet of a ground-floor residential use | | |
| | | | (measured from the residential lot line to the closest point of the drive-thru | | |
| | | PDS-030 | lane) | 206-8.9 | |
| | | | Drive-thru windows and lanes may not be located between a builidng and the | | |
| | | PDS-031 | closest public street | 207-1.7.G | |
| | | | | | |
| | | | Where drive-thru windows and lanes are allowed (by variance or otherwise) | | |
| | | | between a public street or a ground-floor residential use and the associated | | |
| | | | building, the entire length of the drive-thru lane, including but not limited to | | |
| | | | menu boards, stacking lanes, trash receptacles, ordering box, drive-up | | |
| | | PDS-032 | windows, and other objects associated with the drive-thru must be screened | 207-1.7.G | |
| | | 155 652 | Drive-thru screening must be a continuous compact evergreen hedge. At the | 207 21710 | |
| | | | time of installation, the screening must be at least 3 feet in height and reach a | | |
| | | PDS-033 | height of 4 feet within 3 years of planting | 207-1.7.G | |
| | | FD3-033 | neight of 4 reet within 3 years of planting | 207 1.7.0 | |
| | | | In liquid the compact evergroon hadge a corponing wall with a minimum | | |
| | | | In lieu of the compact evergreen hedge, a screening wall with a minimum | | |
| | | DDC 034 | height of 4 feet may be installed. The wall must be compatible with the | 207.4.7.6 | |
| | | PDS-034 | principal building in terms of texture, quality, material, and color | 207-1.7.G | |
| | | | A minimum of 10 feet wide driveway and stacking lane is required for any drive- | | |
| | | PDS-035 | thru | 207-1.7.G | |
| | | | A vehiclular circlulation plan must be submitted to the Director before issuing | | |
| | | | building permits. The plan must be reviewed to determine that the circulation | | |
| | | | does not: | | |
| | | | a. Constitute a threat to public safety | | |
| | | PDS-036 | b. Block access to an from parking spaces | | |
| | | | | | |
| | | | FOR PROJECTS WITH PARKING LOTS OVER 500 SPACES | | |
| | | | Must incorporate one of the following: | | |
| | | | 1. At least 10% of total parking surface lot area (gross surface area) must | | |
| | | | use porous paving or grass paving systems, such as "Grasscrete" or | | |
| | | | "Grasspave" | | |
| | | | 2. At least 10% of the total number of parking spaces must be in a multi- | | |
| | | PDS-037 | | 207-1.7.H | |
| | | PD3-037 | level parking deck | ∠∪/-1./.Π | |
| | | | ADDITIONAL COMMENTS: | | |
| | | | ADDITIONAL CONNINENTS. | | |
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| | | Commercial Development I | Plan Review Checklist | Case Number XXXXX | | |
|-------------|------------------|--------------------------|---|---|--------------|-------|
| Review 1 Re | eview 2 Review 3 | Comment Number | Buffers, Landscap | ing, and Tree requirements/specifications | Code Section | Sheet |
| | | | | BUFFERS (IF REQUIRED) | | |
| | | BLT-001 | Minimum buffer width of | feet is required based on Table 207-2.1.B | 207-2.1 | |
| | | BLT-002 | "Undisturbed Buffer" as pr | e designated on the required site plan as royided in the UDO | 207-2.1 | |
| | | DIT 002 | | buffer limits must be installed before development | | |
| | | BLT-003 | (provide detail) | | | |
| | | | Paguired buffer may be eli | iminated or reduced if adjacent site is designated for | | |
| | | BLT-004 | | ional, or light manufacturing on the future land use | 207-2.1 | |
| | | | | of the abutting property owner | | |
| | | BLT-005 | | ed and may contain no structures except walls, wise allowed in the buffer by this UDO | 207-2.1 | |
| | | DIT OOS | · | a utility or pipeline easement, a buffer area at least | 207.2.4 | |
| | | BLT-006 | 20 feet wide is required ou | utside of the easement | 207-2.1 | |
| | | | Screening must be established | shed in buffers along the entire length of the side | | |
| | | BLT-007 | - | . This requirement may be adjusted in order to | 207-2.1 | |
| | | | observe the site distance r | equired in Sec. 201-1.8 or as a condition of zoning, | | |
| | | | special use, or variance ap | proval, or as approved by the Director | | |
| | | | Nonresidential uses that a | but residential districts must provide dense | | |
| | | | | ual screening. A 5-foot high permanent berm may be | | |
| | | BLT-008 | | t of the buffer at a 2:1 slope, as determined by the | 207-2.1 | |
| | | | | sured from the elevation of the residential property. be planted in accordnace with paragraph 207-2.1.G. | | |
| | | | | ne side facing the residential property must be | | |
| | | | planted with a staggered r | · | | |
| | | | | fer is required when a nonresidential use is | | |
| | | BLT-009 | · · | ial district by a public right-of-way that is 60 feet ough this buffer is allowed. The buffer may be | | |
| | | | | the written consent of the affected residential | | |
| | | | property owner | | | |
| | | | | lines that the natural vegetation and topography are desired level of screening, a screening buffer and | | |
| | | | landscaping must be provi | | | |
| | | BLT-010 | | caping must be of a species identified in Table 207- | 207-2.1 | |
| | | | 2.1.C | devetory trace must be a minimum of 4 inch coliner | | |
| | | | at planting | derstory trees must be a minimum of 4-inch caliper | | |
| | | | Stream Buffer and Setbac | k Requirements | | |
| | | | 1 An undisturbed natu | values at the street buffer must be maintained for | | |
| | | | | ral vegetatvie stream buffer must be maintained for zontally, on both banks (as applicable) of the stream | | |
| | | BLT-011 | as measured from the t | | 403-1.4 | |
| | | | | k must be maintained for 25 feet, measured | | |
| | | | ,, , | e undisturbed natural vegetative stream buffer, in over is prohibited. Grading, filling and earthmoving | | |
| | | | must be minimized with | | | |
| | | 217.017 | | requirements shall be increased to 100 feet and 150 | | |
| | | BLT-012 | feet, respectively, if the str Water Supply Intake or Wa | ream is within a 7 mile radius of the Big Haynes | 403-1.5 | |
| | | DIT 012 | | ed in the recommended tree species list found in Sec. | 207 4 19 | |
| | | BLT-013 | 207-4.18 or has been appr | oved as an alternate | 207-4.18 | |
| | | | | LANDSCAPING | | |
| | | | Landscane plan has been n | orepared and sealed by a Georgia registered | | |
| | | BLT-014 | | fied Arborist, or Georgia registered forester | 207-3.1 | |
| | | BLT-015 | | ist be designated on the site plan and landscape plan | 207-3.2 | |
| | | 1.5 | in accordance with minimu | um requirements ured from the lot line into the lot, except may be | | |
| | | BLT-016 | | f the sidewalk into the lot when there is insufficient | 207-3.2 | |
| | | | right-of-way to accommod | late a required sidewalk | | |
| | | DIT 017 | | ays and alleys are allowed in all landscape strips but | 207.2.2 | |
| | | BLT-017 | the yard | width and must be placed generally perpendicular to | 207-3.2 | |
| | | | - ' | and NR, landscape strip requirements only apply to | | |
| | | BLT-018 | | elopment and not to any existing or proposed lots | 207-3.2 | |
| | | 1 | within it | | L | ļ |

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|-----------|--|-----------|
| BLT-019 | No permanent structures except walkways, walls (excluding retaining walls), and fences are allowed in landscape strips. This prohibition includes, but is not limited to, pavement, retaining walls, curbing, dumpsters, drainage structures, detention facilities, etc | 207-3.2 |
| BLT-020 | Walls and fences are only allowed in side (interior) yard and rear yard landscape strips when they are installed to satisfy the use standards of Chapter 200 Article 6 (Use Provisions) or Sec. 207-2.2.H (Other Screening Requirements). Walls and fences are not allowed in front yard or side (street) yard landscape strips | 207-3.2 |
| BLT-021 | Signs may be located within landscape strips but are subject to the following: 1. Signs may only be located in areas of turf or groundcover and must not conflict with the growth potential of trees and shrubs 2. Signs must be located at least 10 feet from all trees 3. Signs are not allowed within required stream buffers or zoning buffers | |
| BLT-022 | Stormwater runoff shall not be directed into drainage swales through landscape strips except in conformance with 207-3.2.F | 207-3.2.F |
| BLT-023 | Landscape strips must be planted with a combination of trees, shrubs, perennials, groundcovers, and grass as approved by the Director | 207-3.2 |
| BLT-024 | Landscape strips must be designed with a minimum of 60% coverage in trees and large shrubs (4 ft. x 4 ft. or larger). | 207-3.2 |
| BLT-025 | Small shrubs, perennials, ornamental grasses, groundcover, and grass may not constitute more than 60% coverage of the landscape strip | 207-3.2 |
| BLT-026 | All landscape strips along the public street must be planted in a manner to achieve a 2 to 3 feet tall evergreen screening buffer | 207-3.2 |
| BLT-027 | Landscape material coverage calculated as follows: 1. Trees greater than 8-inch caliper = 400 sf 2. Trees 6-inch to 8-inch caliper = 250 sf 3. Trees less than 6-inch caliper = 100 sf 4. Large shrubs (4 ft. height x 4 ft. spread or larger) = 16 sf 5. Ornamental grasses = 12 sf 6. Small shrubs = 9 sf 7. Perennials = 6 sf | 207-3.2 |
| BLT-028 | Landscape strips must have a minimum of 1 tree for every 50 linear feet of a landscape strip to the nearest whole number | 207-3.2 |
| BLT-029 | Tree clumping is only allowed when adequate spacing is allowed for future tree growth. The TPR requires all proposed trees to be drawn at 75% mature diameter. Sec 207-4.18 (Recommended Tree Species) includes a "75% Mature Diameter (feet)" column in all tree species tables for reference purposes | 207-3.2 |
| BLT-030 | Curb stops must be used when parking perpendicular to 5-foot landscape strip, or shurbs or trees adjacent to a landscape strip must be set back at least 3 feet from the edge of the curb | 207-3.2 |
| BLT-031 | Parking lots designed for eight or more spaces must be designed as follows: | 207-3.3 |
| BLT-031 A | Planter islands must be sized according to two different options: 1. Each planter island must be a minimum of 300 sf. Planter islands must be located at the terminus of each parking row and no further apart than every ten spaces 2. Each planter island must be a minimum of 200 sf. Planter islands must be located at the terminus of each parking row and no further apart than 25 parking spaces. Planting strips at least 8 feet wide must run continuously between all planter islands. These strips must be planted with 1 overstory tree for every 30 linear feet of the strip | |
| BLT-031 B | Planter islands must conform to the following planting requirements: 1. Each planter island must be designed with at least 60% coverage in trees and shrubs 2. Each planter island abutting double rows of parking must include two overstory trees 3. Each planter island abutting single rows of parking must include one overstory tree 4. No plants, except trees may exceed 3 feet in height 5. Turf grass is not allowed 6. All groundcover must be an evergreen ground cover (ex. liriope) | 207-3.3 |
| BLT-031 C | All planter islands and landscape strips must be curbed to prevent vehicular encroachment | 207-3.3 |
| BLT-031 D | Planter islands and strips must be designed to prevent compaction. This may be accomplished by planting a dense shrub cover or by elevating the planting area at least 1 foot above the curb | 207-3.3 |
| BLT-031 E | Trees and underground utilities must be placed per the detail drawings in Sec. 207-3.9 | 207-3.3 |

| | | | Street trees must be planted in the planter on all streets in accordance with | | |
|--|---|---------|--|--|--|
| | | | Sec. 401-4.2 unless: | | |
| | | | 1. Along State Routes and routes controlled by Gwinnett County, when | | |
| | | | street trees are prohibited by GDOT or Gwinnett County | | |
| | | | 2. Along other streets when the Director determines that street trees in the | | |
| | | | planter conflict with authorized utilities (power, gas, cable TV, water and | | |
| | | | sewer) | | |
| | | BLT-032 | 3. Along other streets when the Director determines that street trees in the | 207-3.4 | |
| | | | planter are a threat to the public health, safety, and welfare | | |
| | | | When 1, 2, or 3 above apply: | | |
| | | | Street trees must be installed in the right-of-way behind the required | | |
| | | | sidewalk; or | | |
| | | | Street trees must be installed in an adjacent yard; or | | |
| | | | | | |
| | | | 3. An in-lieu contribution must be made to the Tree Replacement, per Sec. | | |
| - | | | 207-4.9 (Tree Recompense) | | |
| | | | A street tree planting plan must be submitted to and approved by the Director | | |
| | | DIT 022 | before issuance of a development permit. The plan must be prepared and | 207.2.4 | |
| | | BLT-033 | sealed by a Georgia registered landscape architect, certified arborist, or | 207-3.4 | |
| | | | Georgia registered forestor. All proposed trees must be individually located on | | |
| | | | the plan with an included species list | | |
| | | | | | |
| | | BLT-034 | Street trees must be planted no more than 50 feet apart (except as otherwise | 207-3.4 | |
| | | | required in the UDO) and no closer than 25 feet to street intersections | | |
| | | BLT-035 | | 207-3.4 | |
| | | DE1 000 | Street trees must be overstory or mid-canopy trees identified in Sec. 207-4.18 | | |
| 1 T | Ţ | | | | |
| | | | All utilities (including but not limited to overhead power lines, underground | | |
| | | BLT-036 | power lines, water lines, and sewer lines) must be shown on the street tree | 207-3.4 | |
| | | | planting plan. Where tree plantings conflice with overhead power lines the | | |
| | | | designer must note the mature height of the tree(s) | <u> </u> | |
| | | DIT 027 | No more than 35% of the total number of street trees planted in or adjacent to | 207.2.4 | |
| | | BLT-037 | a development may be the same genus | 207-3.4 | |
| | | BLT-038 | Street trees must be a minimum 3-inch caliper at the time of planting | 207-3.4 | |
| | | | Street trees must be installed adjacent to each building or residential lot, as | | |
| | | BLT-039 | specified on the street tree planting plan before issuance of the certificate of | 207-3.4 | |
| | | | occupancy | | |
| | | | Street trees may count towards the minimum individual lot tree density | | |
| | | BLT-040 | requirements of Sec. 207-4.5 | 207-3.4 | |
| | | BLT-041 | Irrigation system requirements met | 207-3.6.C | |
| + | | BLT-042 | Minimum tree space requirements met | 207-3.6.D | |
| | | | All proposed trees are listed in the recommended tree species list found in Sec. | | |
| | | BLT-043 | 207-4.18 or has been approved as an alternate | 207-4.18 | |
| + | | | | | |
| | | | TREE PROTECTION/REPLACEMENT (TPR) | | |
| | | | , , , | | |
| | | | Tree Protection Plan Requirements: | | |
| | | | | | |
| | | | Survey. The survey must be a to-scale map or site plan that has been prepared | | |
| | | | and sealed by a registered landscape architect, certified arborist, registered | | |
| | | | forestor, registered surveyor, or registered engineer no more than 12 months | | |
| | | | before the date of submittal. The survey must show the following: | | |
| | | | 1. The location, species, and size (DBH) of existing specimen and/or heritage | | |
| | | | trees on the site. Their critical root zone (CRZ must also be delineated and | | |
| | | | the spot elevation at the base of their trunk must be indicated. Trees must | | |
| | | DIT 044 | also be labeled in a way to determine if they are intended for removal or | | |
| | | BLT-044 | preservation | | |
| | | | · | | |
| | | | 2. The location, species, and size (DBH) of existing trees on the site with a | | |
| | | | diameter breast height (DBH) measurement of 4 inches or larger | | |
| | | | 3. The location, species, and size (DBH) of existing trees within the public | | |
| | | | right-of-way with a DBH measurement of 3 inches or larger | | |
| | | | or may make a servine as a menes of a menes of larger | | |
| | | | 4. The location, species, and size (DBH) of existing boundary trees with a | | |
| | | | DBH of 4 inches or larger that have a CRZ that lies anywhere on the site | | |
| | | | Required Definition of Spatial Limits: | | |
| | | | Lot line and lot acreage | | |
| | | | _ | | |
| | | | Limits of land disturbance, clearing, grading, and trenching Tree protection appeal | | |
| | | | 3. Tree protection zoned | | |
| | | BLT-045 | 4. Areas of revegetation | | |
| | | | 5. Indication of staging areas for parking, material storage, concrete | | |
| | | | washout, debris burn, and other areas where tree protection may be | | |
| | | | affected | ı | |
| | | | C. Landing of eviation and assessed 1999 to the street of the | | |
| | | | Locations of existing and proposed utilities, structures, paving, driveways, cut and fill areas, detention areas, utilitites, etc. | | |

| Provide Detail Drawings of Tree Protection Measures: 1. Protective tree fencing 2. Erosion-control fencing 3. Tree protection signs 4. Planting and transplanting specifications 5. Tree wells, and aeration systems 6. Staking specifications BLT-047 BLT-047 All trees shown on the plan as "saved trees" must have no more than 25% disturbance of the critical root zone (CR2) Tree Replacement, Afforestation Plan Requirements: Tree replacement in the minimum required landscape areas, as determined by the UDO, must occur under the following conditions: 1. To establish the minimum tree density requirements for the site 2. Where grading occurs outside of the buildable area, as determined by the UDO, must occur under the following conditions: 1. To establish the minimum tree density requirements for the site 2. Where grading occurs outside of the buildable area, as determined by the UDO, must occur under the following conditions: 1. To establish the minimum tree density requirements for the site 2. Where grading occurs outside of the buildable area, as determined by the UDO, must occur under the following conditions of the lot are to be removed 4. If no trees are present within an existing protected zone 4. If no trees are present within an existing protected zone 5. Where specimen and/or heritage trees or specimen and/or heritage stands of trees within the buildable portion of the lot are to be removed 6. Where specimen and/or heritage trees or specimen and/or heritage stands of trees, and trees within otherwise designated tree-protective zones have been irreparably damaged or removed through development or construction activities BLT-049 BLT-049 Replacement trees must be overstory or mid-canopy unless permitted due to specific site conditions If authorized, understory trees must be among those listed in Sec. 207-4.5 BLT-051 BLT-052 Deverstory trees must be bapaced a minimum 20 feet on center 207-4.5 BLT-053 Mid-canopy trees must be spaced a minimum 30 feet on center 207-4.5 Proposed deciduous trees must | |
|--|--|
| BLT-046 2. Erosion-control fencing 3. Tree protection signs 4. Planting and transplanting specifications 5. Tree wells, and aeration systems 6. Staking specifications BLT-047 All trees shown on the plan as "saved trees" must have no more than 25% disturbance of the critical root zone (CR2) Tree Replacement, Afforestation Plan Requirements: Tree replacement in the minimum required landscape areas, as determined by the UDO, must occur under the following conditions: 1. To establish the minimum tree density requirements for the site 2. Where grading occurs outside of the buildable area of the lot 3. If the buildable area of the lot leaves not protected zone 4. If no trees are present within an existing protected zone 4. If no trees are present within an existing protected zone 5. Where specimen and/or heritage trees or specimen and/or heritage stands of trees within the buildable portion of the lot are to be removed 6. Where specimen and/or heritage trees or specimen and/or heritage stands of trees, and trees within otherwise designated tree-protective zones have been irreparably damaged or removed through development or construction activities BLT-049 BLT-049 Replacement trees must be overstory or mid-canopy unless permitted due to specific site conditions BLT-050 BLT-050 BLT-051 Replacement trees species must be among those listed in Sec. 207-4.18 207-4.5 BLT-052 Overstory trees must be spaced a minimum 20 feet on center 207-4.5 BLT-053 Mid-canopy trees must be spaced a minimum 20 feet on center 207-4.5 BLT-054 BLT-055 Replacement trees species must be a polipied towards the site's tree density requirements. Trees must be applied towards the site's tree density regulared proposed evergreen trees may be applied towards the site's tree density regulared proposed evergreen trees may be applied towards the site's tree density regulared trees applied towards the site's tree density regulared trees applied towards the site's tree density regulared trees must be a minimum 6 feet high and may not 207- | |
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| constitute more than 20% of the required tree density | |
| Conversion chart must be used if evergreen trees are being applied towards | |
| BLT-057 tree density requirements 207-4.5 | |
| Replacement ratios: | |
| 1. Proposed trees less than 4.5 inches will receive 1:1 ratio | |
| 2. Proposed trees from 4.5 inches to 6 inches will receive 1.5:1 ratio | |
| 3. Proposed trees from 6 inches to 7.5 inches will receive 2:1 ratio | |
| 4. Proposed trees than 7.5 inches will receive 3:1 ratio | |
| BLT-058 207-4.5 | |
| 5. Saved trees will be given 1:1 ratio towards existing density factor (EDF) | |
| 6. Saved multi-trunked trees are gived 1:1 ratior credit based only on the largest trunk and not the cumulative total of the various trunks | |
| 7. No credit (or partial credit) will be given to existing trees with more than | |
| 25% CRZ disturbance | |
| The following trees may not be given credit towards EDF: | |
| 1. Mimosa | |
| 2. Tree of Heaven | |
| 3. Leyland Cypress | |
| BLT-059 4. White Mulberry 207-4.5 | |
| 5. Paper Mulberry | |
| 6. Chinaberry | |
| 7. Princess Tree | |
| 8. Carolina Cherry Laurel 9. Bradford Pear | |
| Tree Density Requirement (TDR) - Existing Density Factor (FDF) = Replacement | |
| BLT-060 Density Factor (RDF) | |
| BLT-061 Site density factor of per acres shall be used based on the zoning 207-4.6 | |
| district | |
| BLT-062 Minimum number of overstory and/or mid-canopy trees provided 207-4.6.D | |
| Both existing and new trees must be reasonably distributed throughout the | |
| site, with emphasis on tree groupings to achieve aesthetic results following BLT-063 professional landscaping standards. Trees, including street trees, may be 207-4.6 | |
| retained or planted for credit within a public street right-of-way if granted by | |
| the Director | |
| , | |
| Existing trees (3-inch DBH or greater) within the public right-of-way that are | |
| | |
| BIT-064 Existing trees (3-inch DBH or greater) within the public right-of-way that are | |

| | | | | | |
|------|---|---------|--|----------|--|
| | | BLT-066 | Specimen and/or heritage trees in the right-of-way must be replaced according | 207-4.7 | |
| | | BL1-000 | to Sec. 207-4.8 | 207-4.7 | |
| | | BLT-067 | Reserved | | |
| | | | | | |
| | | | Specimen and Heritage Tree Plan | | |
| | | | A specimen and heritage tree survey plan must be submitted with the site plan | | |
| | | BLT-068 | and must be prepared by a certified arborist, landscape architect, urban | 207-4.8 | |
| | | | forester, or other authorized registered professional | | |
| | | BLT-069 | Trees on site meet size and condition critera | 207-4.8 | |
| | | BLT-070 | | 207-4.8 | |
| | | BL1-070 | All reasonable efforts must be made to save specimen and herritage trees | 207-4.8 | |
| | | BLT-071 | Removal of specimen or heritage trees requires replacement that is in addition | 207.4.0 | |
| | | BL1-0/1 | to the site's required tree density | 207-4.8 | |
| | | BLT-072 | | 207-4.8 | |
| | | DET 072 | Specimen trees must be replaced at a ratio of 1" DBH: 1.5 caliper replaced | 207-4.8 | |
| | | BLT-073 | Heritage trees must be replaced at a ratio of 1" DBH: 2 caliper replaced | 207-4.8 | |
| | | | Replacement trees for both specimen and heritage trees must be either | | |
| | | BLT-074 | overstory or mid-canopy trees, 3-inch minimum caliper, and conform to all | 207-4.8 | |
| | | | other requirements of Sec. 207-4.5 | | |
| | | DIT 075 | All proposed trees are listed in the recommended tree species list found in Sec. | 207.440 | |
| | | BLT-075 | 207-4.18 or has been approved as an alternate | 207-4.18 | |
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| | | | ADDITIONAL COMMENTS: | | |
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| | | Commercial Development | Plan Review Checklist | Case Number XXXXX | | |
|----------|-----------------|------------------------|--|---|--------------|-------|
| Review 1 | Review 2 Review | 3 Comment Number | Buildi | ng Requirements/Specifications | Code Section | Sheet |
| | | LP-001 | Permanent mounted exte | rior neon lights are not allowed | 201-3.2 | |
| | | | | | | |
| | | LP-002 | Back-lit awnings, roof-mo | unted, and roof-mounted flags are not allowed | 201-3.2 | |
| | | LP-003 | Site lighting plan must be | drawn at a minimum scale of 1 inch = 20 feet | 207-5.2 | |
| | | LP-004 | Location and mounting in | formation for each light must be shown | 207-5.2 | |
| | | LP-005 | located on a ten-foot cent | lations showing light levels in foot candles at points ter grid, including an illustration of the areas masked above regarding points of measurement | 207-5.2 | |
| | | LP-006 | wattage of each fixture, a for both metal halide and | e listing fixture design, type of lamp, distribution and nd number of lumens after using 85% depreciation high-presure sodium of initial output; (85% le to recreational lighting) | 207-5.2 | |
| | | | Provide manufacturer's pl | hotometric data for each typ of light fixture, including | | |
| | | LP-007 | initial lumens and mean d | epreciation values | 207-5.2 | |
| | | LP-008 | maximum foot-candle cale | Immary, including the minimum average and culations ("array values") and the total number of on the ten-foot grid calculations) | 207-5.2 | |
| | | LP-009 | · | a (fixture distribution) types with photometric reports at testing laboratory submittal. Note: No isocandela pted | 207-5.2 | |
| | | LP-010 | Photometric calculations and mounting heights | must be initial and maintained with aiming diagrams | 207-5.2 | |
| | | LP-011 | Exterior lighting must be f from adjoinging property | full cutoff design and directed downward and away | 207-5.4 | |
| | | LP-012 | Site lighting intensity mee intensity standards | ets the minimum and maximum outdoor lighting | 207-5.6 | |
| | | LP-013 | 0 1 0 | adjoining lot is no greater than 0.5 footcandles | 207-5.7 | |
| | | LP-014 | unique architectural featu | | 207-5.8 | |
| | | LP-015 | lighting fixtures must be lo | umination of buildings and other vertical structures, ocated and/or aimed such that light is directed only All fixtures used to illuminate buildings must be fully | 207-5.8 | |
| | | 1 013 | | nflicts with proposed landscaping | 207 3.0 | |
| | | | ADDITIONAL COMM | IFNTS. | | |
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| | | | Commercial Development I | Plan Review Checklist Case Number XXXXX | | |
|----------|----------|----------|--------------------------|--|------------------|-------|
| Review 1 | Review 2 | Review 3 | Comment Number | Accessory Structure Requirements | Code Section | Sheet |
| | | | AS-001 | Dumpster located in interior side yard or rear yard | Table 201-1.7 | |
| | | | AS-002 | Dumpster setback minimum 5' from rear or side yard | 206-8.10 | |
| | | | AS-003 | Dumpster setback minimum 5' from any required buffer | 206-8.10 | |
| | | | AS-004 | Dumpster set on minimum 10'X20' concrete pad | 206-8.10 | |
| | | | AS-005 | Dumpster must have a lid and may not be connected to a sewer line | 206-8.10 | |
| | | | AS-006 | Dumpster enclosure detail | 207-2.2 | |
| | | | AS-007 | Enclosure must be 8' in height | 207-2.2 | |
| | | | | | | |
| | | | | Enclosure must be constructed of an opaque wall of one or a combination of | | |
| | | | AS-008 | the following materials: decorative blocks; brick; stone; cast stone; split-faced block; or true hard coat stucco over standard concrete masonry blocks | 207-2.2 | |
| | | | A3-006 | Fourth side of enclosure must be constructed with an opaque gate, 8' in height, | | |
| | | | AS-009 | 12' in width, and must be self-locking | 207-2.2 | |
| | | | | Canopy not associated with a pump island may encroach into front or side | | |
| | | | | (street) yard subject to the following: | | |
| | | | | a. No portion of a canopy may be closer than 10 feet from the vertical plane | | |
| | | | | of any street right-of-way, nor closer than 20 feet from the vertical plane of | | |
| | | | | the face of the curb of the street | | |
| | | | | b. No canopy may occupy more than 50% of a required yard over which it | | |
| | | | AS-010 | c. Canopies must be completely unenclosed | 201-1.7 | |
| | | | | Canopies over pump islands may extend up to the street right-of-way or future | | |
| | | | | right-of-way line as designated on the Gwinnett County Long Range Road | | |
| | | | AS-011 | Classification Map, whichever is more restrictive | 201-1.7 | |
| | | | | Driveways and alleys providing inter-parcel access are allowed in all required | | |
| | | | AS-012 | yards but may not exceed 24 feet in width and must be placed generally perpendicular to the yard | 201-1.7 | |
| | | | AS-012 AS-013 | Fences and Walls | 201-1.7 | |
| | | | A5 015 | Mechanical Equipment must meet the following requirements: | 201 1.7 | |
| | | | | a. Mechanical equipment may encroach into a side (interior) or rear yard b. Mechanical equipment may only encroach into a front or side (street) yard when less than 30 square feet in footprint | | |
| | | | AS-014 | c. Minor structures accessory to utilities (such as hydrants, manholes, sanitary sewer lift stations, emergency power generators, transformers, and other cabinet structures, and related fences) may encroach into a rear or side (interior) yard but are not allowed in a front or side (street) yard d. Mechanical equipment must be screened per Section 207-2.2 | 201-1.7, 207-2.2 | |
| | | | AS-015 | Stormwater infrastructure may only encroach into a front or side (street) yard when: a. The infrastructure is completely covered by ground b. The infrastructure consists exclusively of management practices, suchs as normally dry storage and retention facilities or ponds always maintaining water. These must be designed by a qualified professional as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design | | |
| | | | | Outdoor storage is allowed per zoning district and is in compliance with | | |
| | | | AS-016 | screening and location requirements | 206-8.19 | |
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| | | | | ADDITIONAL COMMENTS: | | |
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| | | | Commercial Development F | Plan Review Checklist Case Number XXXXX | | |
|----------|----------|----------|--------------------------|--|----------------------------|-------|
| Review 1 | Review 2 | Review 3 | Comment Number | Towne Center Overlay District Requirements | Code Section | Sheet |
| | | | | *NOTE* Sec. 205-1 applies to all properties in the TCO, and properties zoned TC-MU and TC-R | 205-1 | |
| | | | TC-001 | Proposed use is allowed per overlay requirements | 205-1.4 and table 206-2 | |
| | | | TC-002 | Include the following note on the site plan: Building architecture must meet all requirements as outlined in Sec. 201-4 (Enhanced Architectural Standards) | 205-1.5.A | |
| | | | TC-003 | Proposed building type is allowed | 205-1.5.B | |
| | | | TC-004 | No builiding with a single use, tenant, or occupant may exceed 10,000 square feet without obtaining a special use permit from the City County and in accordance with Sec. 103-10 Exception: For properties zoned TC-MU as of 10-26-2021, no building with a single use, tenant or occupant may exceed 45,000 square feet without first obtaining a special use permit from the City Council | 205-1.5.C | |
| | | | TC-005 | The following space limit standards are met: 1. Lot area: 1,600 sf. Min. 2. Lot width: 32 ft. min. 3. Minimum building height: For properties with any portion within one-half (1/2) mile radius from the intersection of Oak Road and Clower Street, two (2) stories or twenty-four (24) feet, whichever is greater. 4. Maximum building height: Five floors or 80 feet, whichever is less 5. Minimum front yard street (side) yard: Zero ft 6. Maximum front yard: 10 ft 7. Maximum side (street) yard: No maximum 8. Minimum rear yard: 15ft., but 30 ft. if abutting a residential district not within the overlay 9. Minimum side (interior) yard: Zero (0) ft., but 40 ft. if abutting a residential district not within the overlay 10. Lot coverage: 100% max Front yards may exceed maximum distances listed above upon request of GDOT or the Gwinnett County DOT and with approval of the Director | 205-1.6 | |
| | | | TC-006 | Front and side (street) yards may not be higher than 24 inches above the adjacent public sidewalk for a minimum distance of 15 feet from the nearest edge of said sidwalk, unless existing topographical considerations render this requirement unreasonable | | |
| | | | TC-007 | Block standard requirements are met | 205-1.7 and 401-3.2 | |
| | | | TC-008 | Maximum number of driveways allowed on a site may not exceed an amount equal to one driveway every 300 feet of total frontage or fraction thereof | 205-1.8 | |
| | | | TC-009 | All sidewalk materials must continue across driveways | 205-1.8 | |
| | | | TC-010 | Parking Structures: 1. Internal lighting fixtures may not be visible from a public or private street (not including an alley) 2. Parking structure facades must be designed so cars and ramps are not visible from ground level view from an adjacent lot or adjacent public or private street (not including an alley) 3. Parking structure facades must have the appearance of a horizontal storied building when adjacent to or visible from a public or private street (not including an alley) | 205-1.9 | |
| | | | TC-011 | Storefront Street Requirements (for parking structures): When a parking structure abuts a storefront street, it must conform to one or more of the following along such street (except at pedestrian or vehicle access points): 1. Active Uses. The ground floor must provide conditioned interior space for active uses (such as, but not limited to, residential, commercial, office, or civic uses) along said street. The space must have a minimum depth of 20 feet and must provide a minimum of 65% fenestration. 2. Display Cases and Landscaping. The ground floor must provide display cases with a minimum depth of 5 feet and a minimum 65% fenestration. A minimum 10 feet wide landscape strip must also be provided between the sidewalk and parking structure. The landscape strip must be planted in accordance with Sec. 207-3.2.G and Sec. 207-3.2.H of the Landscape Ordinance 3. Outdoor Vending and Landscaping. An outdoor vending or market area with a minimum depth of 10 feet must be provided between the sidewalk and the parking structure | 205-1.9 | |

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| | | 4. Landscaping. When the existing average grade, before construction of a parking structure, is more than 5 feet above or below the average grade of the adjacent required sidewalk (measured at a line 5 feet from the back of the required sidewalk), a minimum 15 feet wide landscape strip must be provided between the sidewalk and the parking structure. The landscape strip must be planted in accordance with Sec. 207-3.2.G and Sec. 207-3.2.H of the Landscape Ordinance | | |
| | TC-011 | Non-Storefront Street Requirements When a parking structure abuts a street that is not a storefront street, it must conform to one of the following along such street (except at pedestrian or vehicle access points): 1. Conformance with Storefront Street Requirements above; or 2. Landscaping. A minimum 10 feet wide landscape strip must be provided between the sidewalk and the parking structure. The landscape strip must be planted in accordance with Sec. 207-3.2.G and Sec. 207-3.2.H of the Landscape Ordinance | 205-1.9 | |
| | TC-012 | Inter-parcel access must be provided per 401-3.4.H | 205-1.10 | |
| | TC-013 | Off-street parking for the following building types must be accessed from alleys: 1. Townhouses on lots of any width; and 2. Other building types on lots less than 50 feet in width | 205-1.11 | |
| | TC-014 | Permitted parking locations are determined by the building type standards of Sec. 201-2 (Building Types). When multiple buildings exist on site, the standards apply to each building independently. When a building is located on the interior of a block and does not abut a public or private street and is screened from view by an intervening conforming building, the Director may grant an administrative variance to the parking location restrictions | 205-1.11 | |
| | TC-015 | No off-street parking lot fronting a required storefront street sidewalk may exceed 120 feet in width (measured at the back of the required sidewalk) without an intervening building. The required intervening building must have a minimum width of and depth of 30 feet | 205-1.11 | |
| | TC-016 | Fences and walls must conform to Sec. 207-2.3 | 205-1.12 | |
| | TC-017 | Retaining walls must be made of finished poured concrete and must be faced with stone, brick or smooth true hard coat stucco | 205-1.12 | |
| | TC-018 | Fences and walls on commercial property must conform to the following additional requirements: 1. No fixed fences/walls or retaining walls are allowed in front or side (street) yards unless an adminstrative variance is granted for topographic hardship, except for those surrounding authorized outdoor storage, or screening required by Sec. 207-2.2 (Screening) 2. Movable fences/walls up to a maximum height of 30 inches are allowed in front or side (street) yards surrounding outdoor dining, but may not occupy the required sidewalk | 205-1.12 | |
| | TC-019 | Yard Landscaping 1. Yards between a parking lot and a street must comply with Sec. 205- 1.13.C and the applicable provisions of the Landscape Ordinance 2. Yards between a building and a street must comply with Sec. 207-3.2 (Landscape Strips) except for areas used for: a. Front porches and stoops b. Outdoor dining or display c. Pedestrian walkways used to access a street-facing pedestrian entrance d. Amenity space or civic space | 205-1.13 | |
| | | Parking Lot Landscape Strips | | |
| | TC-020 | Applicability. Surface parking areas (of any size) abutting a public or private street (not including an alley) must be screened using one of the following options. All options must include wheel stops to prevent vehicles from overhanging the landscaped area | | |
| | TC-021 | Landscape Strip with Shrubs. A minimum 8 feet wide landscape strip planted with a minimum of 10 shrubs per 35 linear feet of street frontage, excluding driveway openings. Shrubs must be provided to screen paved areas and parking lots from the street. Shrubs must be 2 feet tall at the time of planting. They must be planted two rows deep and must provide a screen within 3 years of planting | | |
| | TC-022 | Landscape Strip with Wall 1. A 2.5 feet high wall in a minimum 4-foot landscape strip 2. Walls must be close to the parking lot in order to provide a minimum 2-foot landscaped strip facing the street 3. Walls must be opaque and constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or true hard coat stucco over standard concrete masonry blocks | | |

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| | TC-023 | Landscape Strip with Grade Change. A 6-foot landscaped strip with a minmum | | |
| | | 3-foot grade drop from the street to the parking lot | | |
| | TC-024 | Location . A required landscape strip must be located at the outer perimeter of the parking lot and must be provided along the entire parking lot abutting the street, excluding breaks for pedestrians, bicycles, and driveways | | |
| | TC-025 | Plant Material. Plantings must conform to Sec. 207-3.2.G of the Landscape Ordinance | | |
| | | Storefront Street: | | |
| | | Definition - A public or private street intended for a higher design standard and walkability. Storefront streets include Oak Road, Wisteria Drive, Clower Street, and other streets specifically designated through a condition of rezoning | 102-2 | |
| | TC-026 | Except for properties zoned TC-MU as of 10-26-2021, the following additional requirements apply to the portions of lots abutting storefront streets | 205-1.14 | |
| | TC-027 | Except as provided below, curb cuts and driveways are not permitted along any storefront street when vehicular access may be provided from an alternative street located immediately adjacent to a contiguous property | 205-1.14 | |
| | TC-028 | Two curb cuts are permitted along a storefront street for motel/hotel/extended stay hotel patron access | 205-1.14 | |
| | TC-029 | Buildings abutting a storefront street are limited to: 1. Mixed-use buildings where a minimum of eighty-percent (80%) of the ground level/first floor building areas is devoted to retail, restaurant, and/or entertainment uses open to the general public, or ground floor dwelling units except when such units are not along a street-facing facade 2. Shopfronts 3. Additional building types may be provided to the rear of a conforming mixed-use building or shopfront | 205-1.14 | |
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| | | ADDITIONAL COMMENTS: | | |
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| Commercial Development | Plan Review Checklist | Case Number XXXXX |
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| Comment Number | Additional I | nstructions and Informational Items |
| | | sion in the Gwinnett County Tax Assessor's |
| OI-001 | Department to combine a | |
| | <u>'</u> | attached Solid Waste Disposal Management Plan |
| | | of a permit. If applicable, complete the Notification |
| | | ons form, mail to the Department of Natural Protection Division and provide a copy of said |
| OI-002 | application to this Departr | • |
| 3.002 | • | rrected/approved plans and one digital .pdf file to |
| | | ment Department for issuance of a permit. (These |
| | sets are to be made after | the Certificate of Development Plans has been |
| | signed on the original). On | e set must contain original seal and signatures (PE, |
| OI-003 | LS, LA, etc.). | |
| | | eet or exceed the threshold for a Development of |
| | | fer to the attached Request for Review Form to |
| | | stablished for your development type. Contact the it the form for processing to the Atlanta Regional |
| OI-004 | Commission. | it the form for processing to the Atlanta Regional |
| 01 004 | | of \$150.00/project acre or fraction thereof with a |
| | · · | vill be required. This fee is to be paid at the time of |
| OI-005 | issuance of development | permit only. |
| | | |
| 01.005 | · · | ent Conformance must be completed, submitted, |
| OI-006 | and approved prior to the | issuance of a Certificate of Occupancy. |
| | Please be advised that in o | order to keep our records current it has become |
| | | e Planning and Development Department to purge |
| | • | o action toward addressing the review comments |
| | within 6 months following | the initial review of this submittal, theis review file |
| OI-007 | will be discarded by the Do | epartment of Planning and Development. |
| | | |
| | | quired by the Environmental Protection Division to be paid before any site disturbance is allowed. |
| | | with half paid to the city and half paid to the EPD. |
| | · · · | fee and the required forms can be found on the City |
| | | ville.org) under Planning and Development/Forms |
| | · · | ment Permit Process/Land Disturbance Activity |
| OI-008 | Permit Fee Submittal Forn | า. |
| | | |
| | | s required to be posted prior to a site development |
| | l' = | ond amount is \$3,000.00 per acre with a minimum ation on this fee and the required forms can be |
| | | rille website (snellville.org) under Planning and |
| | | Applications/Development Permit Process/Erosion & |
| OI-009 | Sedimentation Control Bo | |

| Specifications for all lights and street furniture, along with .pdf files of all certifications and approval blocks to be put on plans with sent along with this |
|--|
| checklist for insertion on appropriate plans. |