

City of Snellville

Department of Planning and Development Residential Development Review Checklist

	Residential	Development Revi	ew Checklist
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	riew 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 - Residential Development Plan Review

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

Residential Development Plan Review Checklist	Case Number XXXXX	
Staff, Department, and	Agency Contact Information	
City o	f Snellville	
Jason Thon	npson, Director	
770-	985-3518	
jthompsor	n@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 Perl	tinent 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	elopmentPlanReview@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		
OOTCommunityRelations@GwinnettCounty.com		
Related S	tate 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

	Residential Development P	lan Review Checklist	Case Number	XXXXX	
<i>i</i> 3	Comment Number	Standard Notes Req	uired on Plan Developm	ent Permit Drawings	
	·	CTANDADD NOTES D	EQUIDED TO BE INCL	LIDED ON THE	

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 THE		
				<u>COVER SHEET</u>		
				Notes:		
			SN-001	It is the owner's/developer's responsibility to be in compliance with applicable National Pollution Discharge Elimination System (NPDES) permit and Clean Water Act requirements.		CVR
			SN-002	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 extension of culverts beyond the point shown on the approved and recorded plan. City of Snellville does not assume the responsibility for the maintenance of pipes in drainage easements beyond the city right-of-way.		CVR
			SN-003	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 states Army Corps of Engineers jurisdictional wetlands as shwon on the maps. C. If that land disturbance of protected wetland shall not occur unless the appropriate Federal Wetlands Alteration (Section 404) permit has been obtained.		CVR
			SN-004	Notify City of Snellville inspections 24 hours before beginning of every phase of		CVR
			SN-005	construction (770-985-3513). No certificate of occupancy will be issued until all site improvements have been		CVR
			SN-006	completed. Signs, location, number, and size are not approved under this permit. A		CVR
				separate sign and building permit is required for each sign. All construction to comply with City of Snellville (and Gwinnett County if		
			SN-007	applicable) standards. No certificate of occupancy/completion will be issued until conditions of zoning		CVR
			SN-008	or variances are completed.		CVR
			SN-009	No cut trees, timber, stumps, debris, rocks, stones, junk, rubbish, garbage, or other waste material of any kind shall be buried in any right-of-way, under any proposed structure	103-6.7	CVR
			SN-010	After the issuance of any permit authorizing clearing and grading of a site: 1. 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 with the progress of the project. 2. 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.	103-5.6	CVR
				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. 1. Clearing or clearing and grubing of the site or any portion included under the permit. 2. 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. 3. Installation of storm drainage pipe, detention or other stormwater facilities.		

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		SN-011	 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 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. 	103-5.6	CVR
		SN-012	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-013	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-014	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-015	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-016	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		
		SN-017	Owners Acknoledgement and Declaration: (STATE OF GEORGIA) (COUNTY OF GWINNETT) The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and accurately depicts the land owned by the undersigned and dedicated by this declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed.	103-6.7	CVR

	SN-018	Owner STANDARD NOTES REQUIRED TO PLAN Certifications: The owner shall submit plans and complete Snellville Unified Development Ordinance future exterior lighting.	y with Section 207-5 of the City of e (UDO) prior to the installation of any		Lighting Plan
		Owner	Date		
		STANDARD NOTES REQUIRED TO PRESERVATION/REPLACEMENTO PLAN			
		Notes:			
	SN-019	barriers must be maintained through should not be removed until landsca	ur for any designated tree protection uffer and landscape plan or tree removed, all temporary protection tion area signs must be in place. These nout the land disturbance process and ping is begun. be used for the storage of earth and ad during the development process. rking, materials storage, concrete	103-5.6.B	CVR, TPR, Buffer/ Landscape
	SN-020	Street trees must be a minimum 3-inch of must be single stemmed with a single, so least 3 feet from the face of the curb un Director.	traight leader. Trees must be located at	207-3.4	Buffer/ Landscape
	SN-021	Street trees must be installed as specific before issuance of the certificate of occumay be delayed from May 1 through Ocenter into a performance surety agreem planting by November 1. The performance the issuance of the certificate of case.	upancy. However, street tree plantings tober 1. In this case, the builder must nent with the City guaranteeing tree accessive greement must be executed	207-3.4	Buffer/ Landscape
	SN-022	Impermeable rigid tree root barriers mu tree strips. The barriers must be a minin to direct root growth downward. The ro detail drawings in Sec. 207-3.9.	num of 24 inches deep and include ribs	207-3.4	Buffer/ Landscape
	SN-023	Street trees must be maintained by the must include, but is not limited to, wate removal of leaves and litter from the sid maintenance must conform to ANSI A30 maintenance responsibility must be pro	ring, pruning, tree replacement and lewalks and street, as necessary. All 00 standards for tree care. A	207-3.4	Buffer/ Landscape
	SN-024	Landscape materials must meet the min lates edition of American Standard for N	_	207-3.5	Buffer/ Landscape
	SN-025	Deciduous trees must be a minimum 3-i		207-3.5	Buffer/ Landscape
	SN-026	Evergreen trees must be 6 feet tall or la		207-3.5	Buffer/ Landscape
	SN-027	Shrubs and ornamental grasses must be	3-gallon size or larger.	207-3.5	Buffer/ Landscape

1	SN-028	Perennials must be 1-gallon size or larger.	207-3.5	Buffer/ Landscape
	SN-029	Sod, rather than seed, must be used in all landscape strips and no-access strips that abut the public right-of-way and may extend to the curb of the public roadway.	207-3.5	Buffer/ Landscape
	SN-030	All species must be ecologically compatible with the intended growing site.	207-3.5	Buffer/ Landscape
	SN-031	No more than 35% of the total number of trees planted in a development may be of the same genus, and no more than 35% of the total number of shrubs planted in a development may be of the same genus.	207-3.5	Buffer/ Landscape
	SN-032	Evergreen trees may only be used in the interior and/or rear landscape strips.	207-3.5	Buffer/ Landscape
	SN-033	All plant materials are subject to the approval of the Director.	207-3.5	Buffer/ Landscape
	SN-034	Landscaping must be installed in a sound workman-like manner and according to accepted good planting procedures. The Director must inspect all landscaping and no certificate of occupancy or similar authorization will be issued unless the landscaping meets the requirements of the UDO.	207-3.6	Buffer/ Landscape
	SN-035	Staking and guying materials must be flat, woven polypropylene photodegradable three-fourths-inch wide with 900-pound break strength and must be removed within 1 year of installation.	207-3.6	Buffer/ Landscape
	SN-036	Irrigation: 1. An irrigation system is required in all landscape strips, planter islands, 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 adjacent public and private sidewalks and public and private streets. 3. Irrigation systems equipped with an electronic controller must have a rain sensor shut-off switch, except when the system is completely dependent upon a nonpublic water source.	207-3.6	Buffer/ Landscape
	SN-037	Maintenance. The owner, occupant, tenant, and their respective agents, if any, are jointly and severally responsible fo the maintenance and protection of all required landscaping in perpetuity, and must: 1. Keep landscaping reasonably free of visible signs of insects and disease and appropriately irrigated to enable landscaping to exist in a healthy growing condition. 2. Mow or trim landscaping in a manner and at a frequency appropriate to the use made of the material and species on the site so as not to detract from the appearance of the general area. Growth of plant material at maturity must be considered where future conflicts such as view, signage, street lighting, utilities, and circulation might arise. 3. Maintain all landscaping to minimize property damage and public safety hazards, including removal of dead or decaying plant material, and removal of low hanging branches obstructing lighting along public and private sidewalks and walkways. 4. Prune only in accordance with ANSI A300 (Part 1) "Standards for Tree Care Operations - Pruning." Tree topping is not allowed. Crown reduction may not be counted toward tree density requirements.	207-3.6	Buffer/ Landscape
	SN-038	The developer or owner must post a performance bond or cash escrow guaranteeing all landscape materials and work for a period of 2 years after the approval or acceptance thereof by the City. The bond must be provided by the builder or developer before the issuance of a certificate of occupancy.	207-3.8	Buffer/ Landscape
	SN-039	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-040	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-041	An on-site inspection must be made by the Director before starting any development activity.	207-4.3.C	TPR

		SN-043	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. 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-044	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.	207-4.5	TPR
		SN-045	Species selection and replacement densities are subject to approval by the Director.	207-4.5	TPR
		SN-046	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
			ADDITIONAL COMMENTS:		
			ADDITIONAL COMMINENTS.		
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	Residential Development P	lan 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" Certified boundary survey with an initial field closure precision of 1 foot in no	103-6.7
	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	lemail address	103-6.7
		Name, address, and telephone number of each professional firm associated	
	PS-010	with the devlopment plans (engineer, landscape architect, surveyor, etc.)	103-6.7
	PC 044	Date of survey, north point, graphic and numeric scale, source of datum, date	402.67
	PS-011	of plan drawings, and space for revision dates Proposed use of the site, including gross square footage for each different use	103-6.7
	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 PS-020	Typical Lot Layout drawing Density	
	PS-021	Directional flow arrows for street drainage	103-6.7
	PS-022	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-023	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-024	pavement widths, and names of jurisdiction lines	103-6.7
	PS-025	Existing structures and their disposition	103-6.7
		Location and dimensions of existing bridges; water, sewer, and other existing	
	PS-026	utility lines and structures; culverts and other existing features should be	103-6.7
	PS-027	Existing (shown as abandoned if applicable) and proposed easements	103-6.7.G
		Proposed street names, roadway and right-of-way lines and widths, and sites	
	PS-028	reserved through covenants, easement, dedication or otherwise for public use	103-6.7
	PS-029	Identify stage of development	103-6.7
		Show all adjoining property owners, subdivision names, lot numbers, lot lines	
	PS-030	and block letters, and zoning	103-6.7
		Show the location and number of parking required and provided. Indicate	
	PS-031	factors used in determining number of spaces required (Section 207-1.5). See additional parking requirements/comments sheet	103-6.7
	PS-032	Zoning district. Indicate zoning district lines if more than one zoning	103-6.7
	PS-033	Rezoning case number (if applicable)	103-6.7
	PS-034	Date of approval and conditions	103-6.7
	PS-035	Approved variances, including case number, approval date, and conditions Buffer, landscaping, and no access easements (see additional	103-6.7
	PS-036	requirements/comment sheet)	103-6.7
	. 5 050	Location of all proposed free standing signs and note that additional permit	
	PS-037	shall be required	103-6.7
	PS-038	Location of all known existing or previously existing landfills	103-6.7
	20.005	Plans stamped and signed by professional engineer, registered land surveyor or	102.67
	PS-039	landscape architect (as appropriate)	103-6.7
	PS-040	Provide detailed constructions activity schedule, including vegetation and mulching timeline	
	PS-041	Fence required around detention facilities	
		,	
		Additional Plans If Required (May be combined where appropriate and clarity	
		may be maintained):	100.5
	PS-042	Erosion Control plans	103-6.7

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	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	
		ADDITIONAL COMMENTS:		
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Residential Development Plan Review Checklist	Case Number XXXXX
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Pavious 1	Paviou 2	Paviou 2	Comment Number	Street Paguirements (Specifications	Code Section	Choot
Keview 1	Review 2	Review 3	Comment Number	Street Requirements/Specifications Private streets must be designed and constructed to public standards	Code Section	Sheet
			ST-001	Private streets must be designed and constructed to public standards	401-5.1.B.1	
				Public and privited streets must incorporate width for a greenway or multi-use trail when the location has been identified for one in the Snellville Greenway Master Plan greenway, in any other City plan or project, or by GDOT. The greenway or multi-use trail must either be in the roadway or in place of the required streetscape, per Sec. 401-4.2.A.4. The Director may conduct a review of up to 90 days from the date of the permit application to determine the necessary location and design requirements of the facility. If, after the 90-day		
				review, the Director is unable to reach a decision, there may not be any further		
			ST-002	delay of a requested permit for this situation.	401-5.2.B	
			ST-003	Right-of-way width is in accordance with widths required in Table 401-5.3		
			ST-004	When land is subdivided into larger parcels that would allow further subdivision into building lots, such parcels must be arranged and designed to allow for the opening of future strees and to provide access to those areas not presently served by streets. The right-of-way for such future streets must be reserved and dedicated on the preliminary and final plat.	401-3.4.B	
				No subdivision may be designed to eliminate all street access to adjoining parcels of land. Proposed streets must extend to the boundaries of the tract to be subdivided. Every development must be designed to facilitate either pedestrian or vehicular access to adjoining properties that are developed or anticipated to be developed. Locations of inter-parcel access will be as required		
			ST-005	and subject to the approval of the Director.	401-3.4.B	
				A stub street must be provided to the boundary of a development when necessary to provide access to a land-locaed abutting property, for planned continuity of future circulation, for improved access for public safety vehicles, or for the extension of public water or other utilities to neighboring lands. Such stub streets must be designed to allow their reasonable extension and must be located to be reasonably incorporated into a street design for the neighboring property. The stub street requirement may be waived by the Director, in consultation with the Director of the Departments of Public Safety and the		
			ST-006	Gwinnett County Department of Public Utilities.	401-3.4.B	
				Stub streets on an abutting property must be extended into a proposed development and incorporated into its street design. This requirement may be modified by the Director when a serious topographical hardship or dissimilar zoning exists which would create unacceptable land use conflicts between the two developments. This modification may be conditioned on the provision of easements necessary for the extension of public utilities, the provision of a culde-sac or other permanent turnaround on the stub street, or the removal of		
			ST-007	the stub street back to its nearest intersection.	401-3.4.B	
				In residential subdivisions, a dead end ("stub") street required by Sec. 401- 3.4.B to provide access to an abutting property may be exempted from the construction of roadway improvements and public utilities under the following circumstances: a. No lot within the proposed subdivision will gain access from the stub street. b. A concept plan has not been submitted or approved on the neighboring tract.		
				c. The "stub" street must be fully designed as part of the development plans. However, the right-of-way may only be cleared and rough graded in accordance with the approved plans, and all disturbed areas grassed.		
				d. Connections for future extension of all public utilites must be constructed as part of the subdivision. Curb returns must be constructed as part of the subdivision. Curb returns must be provided to the future "stub" street roadway location, and curb and butter must be installed across the roadway stub at the right-of-way line (extended). e. The right-of-way for the "stub" street must be dedicated as part fo the final plat. Slope easements or construction easements, if required by the		
		<u></u>	ST-008	street design, must be shown on the final plat.	401-5.2.D	
						

For any development which abuse a State route or other right of way corrolled by the State of closery, improvements to the recovery and the control of the State of Control of the State of Control of					_	,
location and design of any street or dineways providing access from the State route must comply with the State of Control Manual. A permit for the proposed secrets or improvement must be approved by SCOT and Control Manual. A permit for the proposed secrets or improvement must be approved by SCOT and component of the Excessional Control Manual. A permit for the proposed secrets of the Control Manual A permit for the proposed secrets of the Control Manual. A permit for the proposed secret of the Control of Contro					For any development which abuts a State route or other right-of-way	
route must comply with the standards and requirements of Chapter 6 of GDT'S thorwesty and throatement control Manual, A permit of the proposed access or improvements must be approved by GDD's and acceptance into the construction develops for the project before a squared in the construction of develops for the project before a squared in the construction develops for the project before a squared of a development permit. The arrangement, character, externt, withilt, grade, and location of all streets must conform at a minimum to the standards that apply to their functional classification as determined by the Governor Comply Tot and this UDO. (asplication as determined by the Governor Comply Tot and this UDO. (asplication as determined by the Governor Comply Tot and this UDO. (asplication as determined by the Governor Comply Tot and this UDO. (but the squared of a major minimaghine is not appropriate in the design, dated on project treffic demands oxeceding 2000 trips per day (ADT). (but devel Activetis 1. Dead and project coefficients or inner arterials also may be provided as a certain across with missing a minimaghine is not appropriate in the design, stated on project treffic demands oxeceding 2000 trips per day (ADT). (but devel Activetis 1. Dead and arrest designed to have one end permanently closed must have a project or the constitution of the consti					controlled by the State of Georgia, improvements to the roadway and the	
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Additional length necessitated by topography or property configuration may be approved by the Director. 2. The length of a cul-de-sac street is measured from the center of the cul-de-sac to the center of the intersection with another street that is part of the connected street network. Connections of cul-de-sac streets onto other cul-de-sac streets are prohibited. 3. Eyebrow cul-de-sac streets are prohibited. 4. Cul-de-sac streets are prohibited. 5. Eyebrow cul-de-sac streets are for to the layout and dimensional requirements as shown in the Standard Drowings. 401-5.3.C Where a development borders on or contains a railroad right-of-way, or limited access highway right-of-way or major thoroughfare, a public street may be required to be constructed and dedicated within the development approximately parallel to and on each side of such right-of-way. The service road must be separated from the major thoroughfare by a landscaped median, as shown in the City's standard frawings. 57-013 Half-streets (new boundary streets with one-half of the minimum required right-of-way or payment width) are not allowed nor is access to them permitted to exist. Land in private ownership adjacent to public rights-of-way reproductions or a sintended to control access to streets, alleys, or public lands are not permitted unless their cornot is given to the City under ownership, dedication, or essement conditions approved by the City Attorney or acceptable to the Director. No development may be designed to deny access to abutting properties. Alleys 1. Where allowed. Public or private alleys may be provided: 2. Administration. The use and design of alleys must be approved by the Director. 3. Design. All alleys: 2. Administration. The use and design of alleys must be approved by the Director. 3. Design. All alleys: 3. Must connect to a public street or a private street built to public standards; 401-5.3.G Street logs 1. Street					, , ,	
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				All principal arterials, minor arterials, major collectors, and minor		
				collectors must provide offsets as required by the Department, where		
				alignment is not desirable or feasible, but in no case be spaced less than 600		
			ST-017	feet apart as measured between centerlines of said streets.	401-5.3.H	
				Traffic Calming		
				Residential subdivision streets must be designed in accordance with the		
				Gwinnett County Traffic Calming Guide. The maximum length of a roadway		
				section between speed control points, as defined by the Traffic Calming		
				Guide, is 500 feet.		
				2. The traffic calming plan is subject to review and approval by the Director.		
			ST-018	The Director may administratively grant modifications.	401-5.3.I	
				Residential curbing must meet the following requirements:		
				1. Concrete must be class "A" (as defined by GDOT) and have a minimum of		
				3,000 psi at 28 days		
				2. The typical minimum section is 6"x24"x12".		
			ST-019	3. Vertical curbing only.	401-5.10	
				Street Lights		
				1. The installation of all street lighting fixtures within City rights-of-way		
				must be approved by the Development before such installation.		
				2. Within residential subdivision, decorative street lighting approved by the		
				Director must be used. Payment for the light pole, fixture, and installation,		
				and 1 year's power must be supplied by the developer before final plat		
				approval.		
				3. Street lights must comply with the applicable requirements of Sec. 207-5		
			ST-020	Lighting.	401-5.4	
				ADDITIONAL COMMENTS:		
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			Residential Development P	lan Review Checklist Case Number XXXXX		
Review 1	Review 2	Review 3	Comment Number	Open Space/Recreation Area Requirements	Code Section	Sheet
				Open Space:		
				Open Space requirements apply to the following developments: 1. Residential subdivisions over 10 acres in size, except in the TCO, TC, MU, NR, or RO districts. 2. Residential developments over 5 acres in size or with more than 36 units,		
			OS-001	except in the TCO, TC, MU, NR, or RO districts.	401-2.1.A	
			OS-002 OS-003	At least 20% of the site must be set aside as open space. Open space required by this section may be used in a variety of ways, including natural areas for wildlife and ecological functions, parks, gardens, landscaped medians, squares, village greens, courtyards, recreational space, or recreational facilities, provided the use is consistent with the requirements of this section.	401-2.1.D	
			OS-004	Land designated as unsuitable under Sec. 401-1.3 (Land Suitability and Site Analysis) counts toward the 20% open space requirement. Where the unbuildable area of a site is equal to or greater than 20% of the total area in the site, the open space requirement has been fulfilled. Where the unbuildable area is less than 20% of the total site area, additional land must be set aside so that the overall 20% open space requirement is fullfilled.	401-2.1.D	
			OS-005	Open space may not include areas devoted to public or private streets or any	401-2.1.D	
				Undeveloped and natural a. General. Open space must remain undeveloped and natural except for the provision of non-motorized passive recreation opportunities such as running, walking, biking, and similar outdoor activities, except as provided in sentence b below. b. Exceptions: "Greens" may be constructed and maintained in open space. A "green" is a landscaped area larger than 0.33 acres constructed for gathering or play, or visual enhancement. "Greens" may not exceed 10% of the total open space. At least 75% of the open space must be contiguous		
			OS-006	with a minimum width of 40 feet.	401-2.1.E	
				The open space must adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space, as defined by the Comprehensive Plan, the Gwinnett county Open Space and Greenway Master Plan, the Snellville Greenway Master Plan, or any other official City plan or		
			OS-007	project.	401-2.1.E	
				Uses of open space may only include the following: a. Conservation of natural, archaeological, and/or historical resources. b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas. c. Walking or bicycle trails, provided they are constructed of porous paving d. Passive recreation areas, such as open fields.		
				e. Active non-commercial recreation areas, such as playing fields, playgrounds, courts, and bikeways. They may be credited to no more than 25% of the required open space or 10 acres, whichever is less, and may not be located within primary conservation areas. Active recreation areas over this limit must be located outside of the protected Active recreation areas and may include impervious surfaces. Parking facilities for the same must also be permitted provided they may not be included in the required minimum open space. f. Agriculture, horitculture, silviculture, and/or pasture uses, provided that all applicable best management practices are used to minimize		
				environmental impacts and such activities are not conducted within primary conservation areas. g. Pastureland for horses and other grazing livestock used solely for recreational purposes. Equestrian facilities, including commercial facilities, are permitted but may not comsume more than 25% of the minimum required greenway land. Outdoor riding arenas are permitted. Rodeo facilities, indoor arenas, seating areas, and facilities for audiences are specifically excluded. h. Outdoor open space amenities such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses specifically excluding motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact as determined by the Department. i. Golf courses may comprise up to 50% of the minimum required open space, but may not include driving ranges or miniature golf. Golf course		

I	I		1	j. Other conservation-oriented uses compatible with the purposes of this		
			OS-008	regulation.	401-2.1.E	
				Prohibited uses of open space include the following:		
				a. Roads, parking lots and impervious surfaces, except as specifically		
				authorized in this article.		
				b. Agricultural and forestry activities not conducted according to accepted		
				best management practices. c. Commercial livestock operations involving swine, poutltry, mink, and		
				other animals likely to produce highly offensive odors.		
				d. Impoundments.		
				e. Other activities as determined by the applicant and recorded on the legal		
			OS-009	instrument for permanent protection	401-2.1.E	
				The use of certain areas to meet minimum open space requirements is		
				restricted as follows:		
				a. Environmentally critical areas such as required stream buffers, 100-year		
				floodplains, delineated wetlands, and proposed permanent lakes only count		
				at a ratio of 50% of their land area.		
				b. Recreation area improvements. Impervious surfaces in recreation areas		
				may be located in a protected open space but do not count towards requirements.		
				c. Utility rights-of-way and/or easements for drainage, access, and		
				underground utiliities may be located in a protected open space but do not		
				count towards requirements.		
				d. Stormwater management facilities and practices do not count towards		
				requirements unless integrated into open spaces as follows:		
				i. The open space containing the stormwater feature must be designed		
				and stamped by a Landscape Architect licensed in the State of Georgia;		
				ii. Stormwater features in open spaces must be designed as formal or		
				naural amenities for the open space; iii. Stormwater features may not constitute more than 50% of the		
				required open space;		
				iv. Exposed concrete is not allowed in the stormwater management		
				facility. This includes concrete located in retention or detention ponds,		
				spillways, or basins;		
				v. Stormwater features may not be fenced or enclosed by retaining walls		
				over 30 inches in height.		
				e. Land devoted to public or private streets or any land that has been, or is		
				to be, conveyed to a public agency via a purchase agreement for such uses		
			OS-010	as parks, schools, or other public facilities do not count towards requirements.	401-2.1.E	
			03-010	Recreation Areas:	7V1 4.1.L	
				This subsection applies to the following and is in addition to any open space		
				Single-family detached subdivisions with more than 75 dwelling units and		
				with an average residential lot size of less than 1 acre, except in TC, MU, NR,		
				or RO districts;		
				2. Two-family subdivisions with more than 50 dwelling units, except in TC,		
				MU, NR, or RO districts; and		
				3. Single-family attached, townhouse, and multi-family developments		
			00.044	greater than 5 gross acres in size or with more than 40 units, except in TC,	401 2 2 4	
			OS-011	MU, NR, or RO districts. At lease 6% of the site's gross land area must be provided for recreational use	401-2.2.A	
				At lease 6% of the site's gross land area must be provided for recreational use, a. Not over 60% of the required recreational use land may be within the 100]	
				year floodplain;		
				b. The required recreational use land must be contiguous or separated only		
				by parking areas and private drives; and		
				c. The required recreational use land must be of suitable shape and		
				condition for the construction of at least one swimming pool and one		
	1		OS-012	regulation-size tennis court.	401-2.2.B	
				ADDITIONAL COMMENTS:		
				ADDITIONAL COMMENTS:		
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			Residential Development P	lan Review Checklist Case Number XXXXX		
Review 1	Review 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
			22.000			
			PDS-002 PDS-003	State total number of parking spaces required and total number provided. Parking location meets standards based on building type if applicable	207-1.2 201-2	
			PD3-003	raiking location meets standards based on building type if applicable	201-2	
			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		
				rounded to the nearest whole number with one half or more counted as an		
			PDS-005	additional space	207-1.2	
				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	207-1.6	
				Show parking spaces drawn to scale with typical dimensions labeled. Standard		
			DDC 044	90° parking spaces must be 9' X 18'. Alternate design and dimensions may be	207.1.7	
	-		PDS-011	utilized per UDO A maximum of 25% compact parking spaces(8' x 16') may be used to meet	207-1.7	-
				parking requirements. Compact parking spaces must be clearly and visibly		
			PDS-012	striped and labeled for compact car use only	207-1.7	
				On-site parking must be arranged so that no vehicle is forced to back out onto		
			PDS-013	a public street	207-1.7	
	-		PDS-014	Interior driveways must connect each parking space with a public right-of-way Driveways and alleys providing inter-parcel access are allowed in all required	207-1.7	
				yards but may not exceed 24 feet in width and must be placed generally		
			PDS-015	perpendicular to the yard	201-1.7	
				Parking and driveway aisle surface meets requirements of the UDO - provide		
			PDS-017	details	207-1.7.E	
					207-3.9. Detail	
	-		PDS-027	within UDO	Drawings	
				Provide Handicap ramps at sidewalk intersections. Sidewalks shall continue		
				across intervening driveway including any control or expansion joints. Hatched		
			PDS-028	or stamped pattern concrete shall be used. Provide detail		
			PDS-029	Streetscape widths meet minimum requirements	401-4.2	
				No constitue 250% fills foot and constitue to a life of the		
				No more than 35% of the front yard area may be used for driveways or authorized on-site parking. (Provide evidence on Typical Lot Layout Drawing)	201-1.6.D	
				Driveways are designed in accordance with standard details	401-5.13	
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				ADDITIONAL COMMENTS:		
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			Residential Development P	lan Review Checklist Case Number XXXXX	
Review 1 R	Review 2	Review 3	Comment Number	Buffers, Landscaping, 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	Required buffer(s) must be designated on the required site plan as "Undisturbed Buffer" as provided in the UDO	207-2.1
			BLT-003	Orange fencing indicating buffer limits must be installed before development	
			BE1-003	(provide detail)	
				Required buffer may be eliminated or reduced if adjacent site is designated for	
			BLT-004	commercial, office institutional, or light manufacturing on the future land use	207-2.1
				plan with written consent of the abutting property owner	
			BLT-005	Buffers must be undisturbed and may contain no structures except walls, fences, or structures otherwise allowed in the buffer by this UDO	207-2.1
			BLT-006	When the buffer includes a utility or pipeline easement, a buffer area at least	207-2.1
				20 feet wide is required outside of the easement	
				Screening must be established in buffers along the entire length of the side	
			BLT-007	(interior) and rear lot lines. This requirement may be adjusted in order to	207-2.1
				observe the site distance required in Sec. 201-1.8 or as a condition of zoning, special use, or variance approval, or as approved by the Director	
				special use, of variance approval, of as approved by the director	
				Nonresidential uses that abut residential districts must provide dense	
				landscaping to provide visual screening. A 5-foot high permanent berm may be required in the first 20 feet of the buffer at a 2:1 slope, as determined by the	
			BLT-008	Director. The slope is measured from the elevation of the residential property.	207-2.1
				The top of the berm must be planted in accordnace with paragraph 207-2.1.G.	
				The top of the berm and the side facing the residential property must be	
				planted with a staggered row of evergreen trees A 20-foot undisturbed buffer is required when a nonresidential use is	
				separated from a residential district by a public right-of-way that is 60 feet	
			BLT-009	wide or less. No access through this buffer is allowed. The buffer may be	
				reduced or eliminated with the written consent of the affected residential property owner	
				When the Director determines that the natural vegetation and topography are	
				insufficient to achieve the desired level of screening, a screening buffer and	
			BLT-010	landscaping must be provided as follows: 1. Newly planted landscaping must be of a species identified in Table 207-	207-2.1
				2.1.C	
				All overstory and understory trees must be a minimum of 4-inch caliper at planting	
				Stream Buffer and Setback Requirements	
				·	
				 An undisturbed natural vegetatvie stream buffer must be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream 	
			BLT-011	as measured from the to of the stream bank	403-1.4
				2. An additional setback must be maintained for 25 feet, measured	
				horizontally, beyond the undisturbed natural vegetative stream buffer, in which all impervious cover is prohibited. Grading, filling and earthmoving	
				must be minimized within the setback	
			DIT 043	Stream buffer and setback requirements shall be increased to 100 feet and 150	403.4.5
			BLT-012	feet, respectively, if the stream is within a 7 mile radius of the Big Haynes Water Supply Intake or Water Supply Reservoir	403-1.5
			BLT-013	All proposed trees are listed in the recommended tree species list found in Sec.	207-4.18
			DE1-013	207-4.18 or has been approved as an alternate	20, 4.10
				LANDSCAPING	
			DIT 04.4	Landscape plan has been prepared and sealed by a Georgia registered	207.2.4
			BLT-014	Landscape Architect, Certified Arborist, or Georgia registered forester	207-3.1
			BLT-015	Landscape strip depths must be designated on the site plan and landscape plan in accordance with minimum requirements	207-3.2
				Landscape strips are measured from the lot line into the lot, except may be	
			BLT-016	measured from the back of the sidewalk into the lot when there is insufficient	207-3.2
				right-of-way to accommodate a required sidewalk Inter-parcel access driveways and alleys are allowed in all landscape strips but	
			BLT-017	may not exceed 24 feet in width and must be placed generally perpendicular to	207-3.2
				the yard	
			BLT-018	For properties zoned MU and NR, landscape strip requirements only apply to the overall site before development and not to any existing or proposed lots	207-3.2
			DE1 010	within it	207 3.2
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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:		
				1. Street trees must be installed in the right-of-way behind the required		
				sidewalk; or		
				2. 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	
			22. 000	Street trees must be overstory or mid-canopy trees identified in Sec. 207-4.18		
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				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		
 		<u> </u>		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	
 	+		J., V7L	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	
 	-			227 1125 of has been approved as all diterrate		
 				TREE REATERIAN (PERI ACENAGNIT (TRE)		
—				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		
				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:		
				1. Lot line and lot acreage		
1				_		
1				Limits of land disturbance, clearing, grading, and trenching Tree protection range		
				Tree protection zoned Areas of revegetation		
				+ ATEAS OF TEVEREIATION	1	
			BLT-045			
			BLT-045	5. Indication of staging areas for parking, material storage, concrete		
			BLT-045	Indication of staging areas for parking, material storage, concrete washout, debris burn, and other areas where tree protection may be		
			BLT-045	Indication of staging areas for parking, material storage, concrete washout, debris burn, and other areas where tree protection may be affected		
			BLT-045	Indication of staging areas for parking, material storage, concrete washout, debris burn, and other areas where tree protection may be		

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		Provide Detail Drawings of Tree Protection Measures:		
		Protective tree fencing Erosion-control fencing		
	BLT-046	3. Tree protection signs		
	52. 0.0	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%	207-4.4	
	BL1-047	disturbance of the critical root zone (CRZ)	207-4.4	
		Tree Replacement, Afforestation Plan Requirements:		
		Tree replacement in the minimum required landscape areas, as determined by		
		the UDO, must occur under the following conditions:		
		To establish the minimum tree density requirements for the site Where and the second		
		Where grading occurs outside of the buildable area of the lot Where buildable area of the lot love and grade 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		
	BLT-048	4. If no trees are present within an existing protected zone	207-4.5	
	52. 0.0	5. Where specimen and/or heritage trees or specimen and/or heritage	207 113	
		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	Replacement trees must be overstory or mid-canopy unless permitted due to	207-4.5	
		specific site conditions		
	BLT-050	If authorized, understory trees may not constitute more than 25% of the required tree density	207-4.5	
	BLT-051	Replacement tree species must be among those listed in Sec. 207-4.18	207-4.5	
	BLT-052	Overstory trees must be spaced a minimum 30 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	Understory trees must be spaced a minimum 12 feet on center	207-4.5	
		Proposed deciduous trees must be a minimum of 3-inch caliper to receive		
	BLT-055	credit towards the replacement density factor (RDF)	207-4.5	
		Existing and proposed evergreen trees may be applied towards the site's tree		<u></u>
	BLT-056	density requirements. Trees must be a minimum 6 feet high and may not	207-4.5	
		constitute more than 20% of the required tree density		
	BLT-057	Conversion chart must be used if evergreen trees are being applied towards	207-4.5	
		tree density requirements 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 4. White Mulberry		
	BLT-059	4. Write Mulberry 5. Paper Mulberry	207-4.5	
		6. Chinaberry		
		7. Princess Tree		
		8. Carolina Cherry Laurel		
		9. Bradford Pear		
	BLT-060	Tree Density Requirement (TDR) - Existing Density Factor (EDF) = Replacement	207-4.6	
	22. 000	Density Factor (RDF)	2 .	
	BLT-061	Site density factor of per acres shall be used based on the zoning	207-4.6	
	DIT OCC	district Minimum number of overstory and/or mid-canopy trees provided	207-4.6.D	
1 1			201-4.U.D	
	BLT-062	Both existing and new trees must be reasonably distributed throughout the		
	BL1-062	Both existing and new trees must be reasonably distributed throughout the site, with emphasis on tree groupings to achieve aesthetic results following		
		site, with emphasis on tree groupings to achieve aesthetic results following	207-4.6	
	BLT-063	,	207-4.6	
		site, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards. Trees, including street trees, may be	207-4.6	
	BLT-063	site, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards. Trees, including street trees, may be retained or planted for credit within a public street right-of-way if granted by		
		site, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards. Trees, including street trees, may be 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 removed must be replaced at ratio of 1" DBH: 1" caliper	207-4.6 207-4.7	
	BLT-063	site, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards. Trees, including street trees, may be 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		

BLT-066	Specimen and/or heritage trees in the right-of-way must be replaced according	207-4.7
	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	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 to the site's required tree density	207-4.8
BLT-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	
BLT-075	All proposed trees are listed in the recommended tree species list found in Sec.	207-4.18
52. 075	207-4.18 or has been approved as an alternate	207 4.10
	ADDITIONAL COMMENTS:	

		Residential Development F	Plan Review Checklist	Case Number XXXXX		
Review 1	Review 2 Review	3 Comment Number	Buildin	g Requirements/Specifications	Code Section	Sheet
		LP-001	Permanent mounted exter	ior neon lights are not allowed	201-3.2	
		LP-002	Back-lit awnings, roof-mou	inted, and roof-mounted flags are not allowed	201-3.2	
		LP-003	Site lighting plan must be o	drawn at a minimum scale of 1 inch = 20 feet	207-5.2	
		LP-004	Location and mounting info	ormation for each light must be shown	207-5.2	
		LP-005	located on a ten-foot center	ations showing light levels in foot candles at points er grid, including an illustration of the areas masked above regarding points of measurement	207-5.2	
		LP-006	wattage of each fixture, an	listing fixture design, type of lamp, distribution and id number of lumens after using 85% depreciation nigh-presure sodium of initial output; (85% e to recreational lighting)	207-5.2	
		LP-007	initial lumens and mean de	otometric data for each typ of light fixture, including epreciation values mmary, including the minimum average and	207-5.2	
		LP-008	maximum foot-candle calc array points (points used o	ulations ("array values") and the total number of n the ten-foot grid calculations)	207-5.2	
		15.000	in the form of independent	(fixture distribution) types with photometric reports t testing laboratory submittal. Note: No isocandela	207.5.2	
		LP-009 LP-010	Photometric calculations n and mounting heights	nust be initial and maintained with aiming diagrams	207-5.2	
		LP-011		all cutoff design and directed downward and away	207-5.4	
		LP-012	Site lighting intensity meet intensity standards	s the minimum and maximum outdoor lighting	207-5.6	
		LP-013		adjoining lot is no greater than 0.5 footcandles	207-5.7	
		LP-014	unique architectural featur	gs is restricted to security lighting or highlighting res resimination of buildings and other vertical structures,	207-5.8	
			lighting fixtures must be lo onto the building surface.	imination of buildings and other vertical structures, cated and/or aimed such that light is directed only All fixtures used to illuminate buildings must be fully		
		LP-015	shielded Location of light poles conf	flicts with proposed landscaping	207-5.8	
			ADDITIONAL COMM	ENTS:		

		Residential Development P	lan 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 the following materials: decorative blocks; brick; stone; cast stone; split-faced		
		AS-008	block; or true hard coat stucco over standard concrete masonry blocks	207-2.2	
		A3 000	Fourth side of enclosure must be constructed with an opaque gate, 8' in height,	207 2.2	
		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		
	1	AS-010	c. Canopies must be completely unenclosed	201-1.7	
	1		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	
		A3 013	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 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		
		AS-014	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	201-1.7	
		7.5 015	Outdoor storage is allowed per zoning district and is in compliance with		
	1	AS-016	screening and location requirements	206-8.19	
			ADDITIONAL COMMENTS:		

	Residential Development F	Plan Review Checklist	Case Number XXXXX		
view 1 Review 2 Review 3	Comment Number	Towne Cer	nter Overlay District Requirements	Code Section	Shee
		NOTE Sec. 205-1 applies TC-MU and TC-R	to all properties in the TCO, and properties zoned	205-1	
	TC-001		ur averlay requirements	205-1.4 and table 206-2	
		Proposed use is allowed per overlay requirements Include the following note on the site plan:		200-2	
	TC-002	Building architecture must meet all requirements as outlined in Sec. 201-4		205-1.5.A	
	TO 000	(Enhanced Architectura	,		
	TC-003	Proposed building type is a		205-1.5.B	
	TC-004	feet without obtaining a sp accordance with Sec. 103-1 Exception: For propertie single use, tenant or occ	es zoned TC-MU as of 10-26-2021, no building with a cupant may exceed 45,000 square feet without first	205-1.5.C	
	TC-005	The following space limit st 1. Lot area: 1,600 sf. Mi 2. Lot width: 32 ft. min. 3. Minimum building he (1/2) mile radius from tl (2) stories or twenty-fot 4. Maximum building he 5. Minimum front yard: 6. Maximum front yard: 7. Maximum side (stree 8. Minimum rear yard: 1 within the overlay 9. Minimum side (interiresidential district not w 10. Lot coverage: 100% Front yards may exceed GDOT or the Gwinnett (Front and side (street) yard adjacent public sidewalk for	night: For properties with any portion within one-half he intersection of Oak Road and Clower Street, two ur (24) feet, whichever is greater. eight: Five floors or 80 feet, whichever is less street (side) yard: Zero ft 10	205-1.6	
	TC-006		s existing topographical considerations render this		
	TC-007	Block standard requiremen	its are met	205-1.7 and 401-3.2	
	TC-008		ways allowed on a site may not exceed an amount ry 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	(not including an alley) 2. Parking structure face visible from ground leve private street (not inclu 3. Parking structure face	res may not be visible from a public or private street ades must be designed so cars and ramps are not el view from an adjacent lot or adjacent public or ding an alley) ades must have the appearance of a horizontal djacent to or visible from a public or private street	205-1.9	
		When a parking structure or more of the following access points): 1. Active Uses. The grout for active uses (such as, or civic uses) along said feet and must provide a 2. Display Cases and Lacaes with a minimum de	nents (for parking structures): re abuts a storefront street, it must conform to one g along such street (except at pedestrian or vehicle and floor must provide conditioned interior space but not limited to, residential, commercial, office, street. The space must have a minimum depth of 20 minimum of 65% fenestration. ndscaping. The ground floor must provide display epth of 5 feet and a minimum 65% fenestration. A landscape strip must also be provided between the		

sidewalk and parking structure. The landscape strip must be planted in

3. **Outdoor Vending and Landscaping.** An outdoor vending or market area with a minimum depth of 10 feet must be provided between the sidewalk

accordance with Sec. 207-3.2.G and Sec. 207-3.2.H of the Landscape

205-1.9

TC-011

Ordinance

and the parking structure

1 1 1	İ	1	1 1	
		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		

		TC-023	Landscape Strip with Grade Change. A 6-foot landscaped strip with a minmum		
		10 023	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	
			ADDITIONAL COMMENTS:		
1				1	1

Commercial Development	Plan Review Checklist	Case Number XXXXX			
Comment Number	Additional I	nstructions and Informational Items			
	Contact the Mapping Division in the Gwinnett County Tax Assessor's				
OI-001	Department to combine a				
	<u>'</u>	attached Solid Waste Disposal Management Plan			
	Affidavit prior to issuance of a permit. If applicable, complete the Notific of Permit By Rule Operations form, mail to the Department of Natural				
		Protection Division and provide a copy of said			
OI-002	application to this Departr	• • • • • • • • • • • • • • • • • • • •			
0.002	• • • • • • • • • • • • • • • • • • • •	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	it the form for processing to the Atlanta Regional				
01 004	Commission. Development permit fee of	of \$150.00/project acre or fraction thereof with a			
	minimum fee of \$150.00 will be required. This fee is to be paid at t				
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 De	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 nation 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.