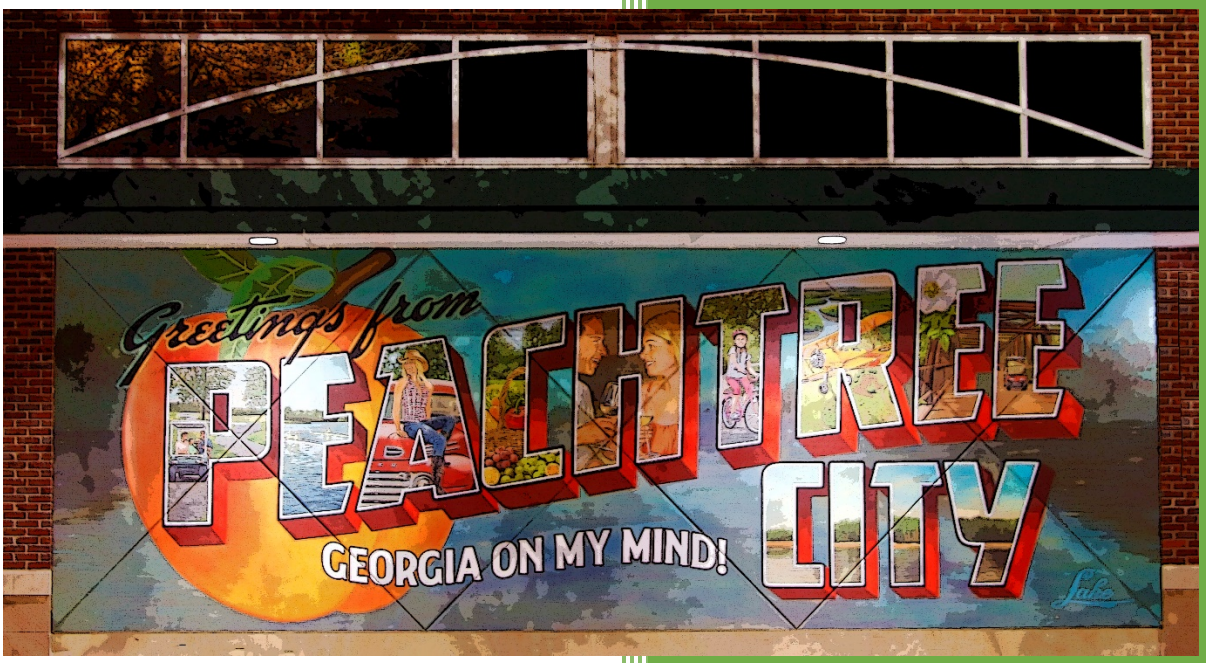
FINAL SITE PLAN APPLICATION



City of Peachtree City

Planning, Zoning and Engineering

153 Willowbend Road

Peachtree City, Georgia 30269

DEVELOPMENT PROCESS FLOW CHART

153 Willowbend Rd, Peachtree City, GA 30269
770-487-5731
WWW.PEACHTREE-CITY.ORG

YOU ARE HERE

Conceptual Site Plan

- Required for all non-residential development activity, new buildings, building expansions, etc.
- Conceptual Site Plan Application and fees paid
- Must be approved by Planning Commission

Final Site Plan

- Conceptual Site Plan approval required before this step
- Final Site Plan Application and fees paid
- Review takes about 2 weeks- clock restarts with every resubmittal

Land Disturbance Permit

- LDP issued after Final Site Plan approved
- Application and fees paid
- Pre-Con meeting scheduled
- Erosion Control in place and pass inspection

Building Permits

- Final Site Plan approval required before submitting
- Building facade review required if near major road
- Submit building permit application to Building Dept.
- Review takes ~10 business days

Construction

- Development Impact fees must be paid before building permit issued
- Ongoing City inspections

Landscape Plan

- Submit to Planning Department after construction begins
- Must be approved by Planning Commission

Final C.O.

- Final inspections from Building, Fire, Planning, and Engineering
- Asbuilts & certifications per Engineering Deptartment Development Standards webpage

FINAL SITE PLAN APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
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Fee: $500+$10\acre

Receipt # _____

Date Filed ____ / _____ / _____

Plan Review#_____

Office Use Only

Name of Proposed Project: _____

PRE-SUBMITTAL/DESIGN REQUIREMENTS:

The following items are intended to help guide the design professional in the design and plan preparation process prior to the official submittal to the City.

		YES	NO
A	Engineering website Government > Engineering> Development Standards. Did you check for applicable review checklists to use in plan preparation? Examples for use for Final Site Plan would be Final Site Plan Review Checklist, Local Design Manual, Erosion Control Plan Checklists, etc. http://www.peachtree-city.org/index.aspx?nid=287. If NO, explain:	☐	☐
B	Planning & Zoning website Government > Planning and Zoning > Files, Forms, and Downloads. Did you check the Final Site Plan Design Checklist to make sure all applicable codes are met in your plan? http://www.peachtree-city.org/DocumentCenter/View/9679 If NO, explain:	☐	☐

Please make sure all items above are reviewed, otherwise there may be delays in review.

SUBMITTAL REQUIREMENTS:

The following items are intended to help guide applicant in what to include with a submittal.

		YES	NO
1	Appropriate fee attached? If NO – Explain:	☐	☐
2	Application below filled out? If NO – Explain:	☐	☐
3	Hydrology Study attached? If NO – Explain:	☐	☐
4	Stormwater Hydrologic and Hydraulic Checklist from City's Local Design Manual filled out and attached? If not attached Plans will be automatically rejected. If NO – Explain:	☐	☐
5	Are both the Engineering Final Site Plan Review Checklist and the Planning Final Site Plan Design Checklist filled out and attached? If NO – Explain:	☐	☐
6	Conceptual Site Plan Approved previously by City and Planning Commission? If NO – Explain:	☐	☐
7	Site Plans/Civil Plans and application submitted on a single file, in PDF, on a flash drive or CD. NO paper plans accepted.	☐	☐

Please make sure all items above are completed and included with your submission.

Incomplete submissions will result in delays.

FINAL SITE PLAN APPLICATION

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Fee: $500+$10\acre

Receipt # _____

Date Filed ____ / _____ / _____

Plan Review#_____

Office Use Only

SITE LOCATION	Name of Project: _____ Address: _____ _____ Parcel #(s):_____	**SITE INFORMATION**	Zoning _____ Use: ☐ Commercial ☐ Industrial ☐ Office ☐ Other: _____ Property Size: _____ (Square Feet) | _____ (Acres) Disturbed Area: _____ (Square Feet) | _____ (Acres)
PRIMARY POINT OF CONTACT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	**OWNER**	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
DEVELOPER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	**ENGINEER**	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____

PROJECT DESCRIPTION	

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

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

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

ENGINEERING DEPARTMENT
209 MCINTOSH TRAIL
PEACHTREE CITY, GA 30269
PHONE: 770-631-2538
FAX: 770-631-2552
WWW.PEACHTREE-CITY.ORG

CHECKLIST FOR REVIEW OF SITE PLANS AND ROAD CONSTRUCTION PLANS

DEVELOPMENT NAME: _____
LOCATION: _____
REVIEWED BY:_____ DATE: _____

Note: Plans must adhere to standards in the latest edition of the Georgia Stormwater Management Manual (GSMM), the Peachtree City Local Design Manual, the Manual for Erosion and Sediment Control in Georgia, and the AASHTO Policy on Geometric Design of Highways and Streets!!

NOTE:

1. **-All changes required are to be called out in the form of ballooning or call outs on the re-submitted plans!**
2. **-Redlined Drawings must be returned with subsequent submittals! Otherwise re-submittals will be rejected.**
3. **If Stormwater checklist in Appendix A of Local Design Manual is not provided plans will be automatically rejected.**

☐ Item has been met ☐ Item has NOT been met (red font) ☐ ~~Item is not applicable~~

A. BACKGROUND INFORMATION ON PLANS

1. ☐ Stormwater Hydrologic and Hydraulic Checklist from Appendix A in Local Design Manual filled out and provided?
2. ☐ Add note on cover "Plans expire 12 months from approval date unless a Land Disturbance Permit has been issued by development inspector." Expiration date shall also be noted on the cover sheet.
3. ☐ Development name, address and legal description of site
4. ☐ Engineer's seal and signature, address and telephone
5. ☐ Developer's name, address, and telephone number
6. ☐ Date and vicinity map
7. ☐ Site matches the approved Preliminary Plat/Concept Plan?
8. ☐ GADOT approval for access to State Route prior to plan approval.
9. ☐ WASA approval for sewer
10. ☐ Fayette County Water System approval for water
11. ☐ Environmental Health Approval for septic system
12. ☐ Evidence of acquisition of all applicable local and non-local permits (To be completed upon plan approval)
13. ☐ Evidence of acquisition of all necessary legal agreements (e.g., easements, covenants, land trusts, etc.)

B. PLAN SHEETS

1. ☐ Show proposed and existing R/W lines and lot lines, pavement width and curb and gutter
2. ☐ Give FEMA map number based on field located survey (datum must match FEMA datum) and date and note about project in/out of floodplain, if any are located on or near the site they must be delineated. Also show City calculated floodplain as well if applicable.
    (1) Any fill in FEMA floodplain or City Floodplain? (Not permitted in most cases – see City Engineer)
    (2) Future Conditions flood study performed?
3. ☐ Show that lots have at least 70% of minimum lot area for that zoning district out of floodplain.
4. ☐ Is there stream with drainage basin of 100 acres or greater on the property? If so existing/future floodplain study must be conducted if City has not already done so.
    (1) If develop in future flood, no rise certification and other conditions must be met – see City Engineer
5. ☐ Minimum Finished Floor Elevations (MFFEs)
    (1) Adjacent to floodplain – structures elevated to at least 3ft above existing flood or 1 ft above future flood, whichever is greater.
    (2) Adjacent to stormdrain structures – structures elevated to at least 1 ft above point where water would by-pass the system (i.e. low point in road, etc.). Depending on situation this could be increased to 1 ft above future 100-yr assuming system blocked.
6. ☐ Show all existing and proposed street names
7. ☐ Show all proposed and existing storm sewers
8. ☐ Show north arrow on each sheet
9. ☐ Show all drainage easements, pond access /maintenance easements, pipe easements, path easements and greenbelts to be dedicated to City. Show 20' minimum, more specific below.
    (1) For paths between platted lots use 50' width greenbelt.
    (2) For ditches/channels show easement equal to total top width of conveyance (including side slopes) plus 5 feet either side?
    (3) City pond access easement from closest street 20 ft wide minimum and 4:1 longitudinal slope.
    (4) City pond maintenance easement around pond 20 ft wide minimum and 4:1 longitudinal slope.
    (5) For City maintained pipes see formula in Local Design Manual.
10. ☐ Delineate all cart path locations, widths, and easements. Must meet city design and cross section, ADA slopes.
11. ☐ Location of existing and proposed roads, buildings, parking lots and other impervious areas.
12. ☐ Location of existing and proposed utilities (e.g., water, sewer, gas, electric) and easements.
13. ☐ Show all existing and proposed lakes with surface area and dam height (Dam breach analysis may be required on new/existing lakes. Any CAT.II dams close by/upstream)
14. ☐ Show storm sewers extending from right-of-way to rear of residential lots
15. ☐ Show ponds and BMPs outside of creeks/streams and buffers. Ponds must not be on residential lots but in greenbelt.
16. ☐ General maximum fill slope is 2:1, maximum cut slope is 2:1

17. ☐ Provide traffic signage/striping plan (including street names) with note stating that all traffic control devices shall meet the requirements of the latest edition of the M.U.T.C.D. (with specifications put on plan).

    (1) Add appropriate street detail sheet from Local Design Manual.

18. ☐ Delineate the width and length of acceleration and deceleration lanes if appropriate.

19. ☐ Label length of cul-de-sac streets. Max length is 1,200 ft. (Cul-de-sac required on all streets, provide temporary cul-de-sacs with right-of-way if not intersecting with another city street)

20. ☐ Label radius of curb returns curb radius should be minimized for pedestrian safety where appropriate.

21. ☐ Delineate the horizontal and vertical centerline of all new roads. Stationing shall be at minimum 100 ft intervals including at the stations for the PC, PT, and the centerline of intersections.

22. ☐ Delineate the horizontal profile of all new roads and provide centerline curve data including delta, arc, chord and tangent.

23. ☐ Delineate all perennial and intermittent streams

24. ☐ Location and dimensions of proposed channel modifications, such as bridge or culvert crossings

25. ☐ Delineate all streams and wetlands with appropriate buffers (see Article X of Land Development Ordinance)

    (1) State Waters Buffers

    (2) Wetland Buffers

    (3) Metro North Georgia Stream Buffers

    (4) Watershed Protection Buffers

    (5) Wetland Protection District (National Wetland Inventory Maps)

26. ☐ Has field run topography been provide for the proposed site?

27. ☐ The City shall not approve the construction of private streets in single family detached residential subdivisions.

C. PROFILE SHEETS

1. ☐ Show centerline profile of all streets with % grade, PVC, PVT, PVI and low point elevations

2. ☐ Show centerline profile of all storm sewers with structure number, % slope, grade/gage of material, size, and material type, etc. (AASHTO type _____)

3. ☐ Show catch basin top and invert elevations

4. ☐ Show storm sewer invert elevations

5. ☐ Show minimum clearance between storm sewers and other buried utilities (6”) and base course (18”) from street or parking lot

6. ☐ Show centerline profile (vertical and horizontal) of existing streets to the appropriate distance left and right of new intersection to determine adequate sight distance.

D. DETAIL SHEETS

1. ☐ Add Pond or lake dam detail with emergency spillway, anti-seep collar/collar drain, mud mat, permanent cleanout marker, etc. Refer to 3.2 of Local Design Manual for details to be added for specific type of pond.

    (1) No roads allowed over any dam.

    (2) City maintained ponds must be on separate parcels dedicated to City as Greenbelt.

2. ☐ Outlet control structure details (Check for trash rack, floatation, freeboard, and submergence)

    (1) Need structural drawings?

3. ☐ Trash rack required for all openings that have smallest dimension less than 1 ft. Some dry pond specifications area as follows. See GSMM for specifications for wet pond trash racks.

    (i) Area is at least ten times larger than the control outlet orifice

    (ii) Trash rack bars are proportioned to the size of the smallest outlet protected

        1. Opening space for pipes under 6 inches should be less then the pipe diameter

        2. Opening space for pipes greater then 6 inches should be no greater then 6 inches

    (iii) The rack has hinged connections at the top for easy clean out

    (iv) The inside of the outlet structure for a dry basin should be below the ground level, at least equal to the diameter of the outlet, to minimize clogging due to sedimentation

    (v) The slope of the should be about 3H:1V to 5H:1V to allow trash to slide up the rack with flow pressure and rising water level

4. ☐ Ditch or channel cross section detail provided?

5. ☐ Add typical section of R/W from Local Design Manual with pavement design (shoulder widths, sidewalks, utility placement, etc.) **Will utilities cut through storm drains?**

6. ☐ Typical section of curb and gutter. (L-back only)

7. ☐ Add Drainage structure details headwalls, drop inlets, storm sewer manholes, catch basins, etc. (Georgia D.O.T. details needed for these) outlet structures, embankments, spillways, grade control structures, conveyance channels, etc. **No hooded grate inlets are allowed in city right-of-way or easements without prior approval.**

8. ☐ Pipe construction details. Add pipe material, bedding class, pipe gage, backfill methods, minimum cover, maximum lift thickness, compaction specifications, etc. Show design customized for particular project with anticipated minimum and maximum depths. See Local Design Manual for specifics.

9. ☐ Road sub grade fill details (compaction specifications, maximum lift thickness, etc.) Add details from Local Design Manual and reference it for specifications.

10. ☐ Stormwater quality BMP details match requirements in GSMM and Local Design Manual and are site specific?

11. ☐ Cart path detail needed? Use detail from Local Design Manual.

12. ☐ Landscape irrigation detail showing rain sensor shut-off switches per O.C.G.A 12-5-6.

E. MINIMUM DESIGN STANDARDS

F. STORMWATER QUANTITY

1. ☐ **All City maintained** storm drain pipes shall have a minimum diameter of 18 in. and be of **material** in Local Design Manual. For RCP show 12 inches minimum cover between top of pipe and GAB (unless manufacturer require more). For all other show 48 inches minimum cover.

    (1) Minimum pipe velocity is 2.5 ft/s for the 2-year storm.

    (2) Minimum pipe slope is 1%.

    (3) Maximum pipe velocity is 12ft/s for the design storm. Otherwise need reinforcement at joints and manholes and other pipe-restraining methods.

    (4) Maximum storm-drain pipe slope is 10% for concrete and 14% for others. Need profile.

    (5) Maximum drop in storm-drain manhole is 10ft. Maximum manhole depth is 15ft.

    (6) Maximum continuous length of pipe is 300 ft without a manhole/inlet.

    (7) **Note: Private maintained pipes** may be specified to standard of owner and their engineer; however, shall still meet specifications outlined in Section 2.2.2 of Local Design Manual.

2. ☐ Energy dissipation must be employed when outlet velocity exceeds 4.0 ft/s or the erosion velocity of receiving area (whichever is less) for the 25-year storm. Design according to GSMM. Evaluation of stability of downstream channel must take place to see if additional downstream protection/stabilization is required due to increased flow volumes for 25-yr event.

3. ☐ Ditches/channels must be designed to same level of services as projects culvert/pipe systems.

    (1) If convey flow to detention pond, ditch must be sized for 100-yr storm.

    (2) ½ foot freeboard provided?

    (3) 1% minimum slope.

    (4) 3:1 side slopes .

    (5) 3 ft minimum bottom width.

    (6) Maximum velocity of 4 ft/s for the 25-year design storm. If over 4 ft/s adequate scour protection must be designed with rip-rap, etc.

4. ☐ For gutter spread see Local Design Manual page 9.

5. ☐ **Ponds Dedicated to Peachtree City**: See Section 3 of Local Design Manual for specifics on dam height, freeboard, compaction, principal spillway material. **Some** specifics below to be put on detail sheets.

    (1) Show and label clearing limits at least 15 ft from toe of dam.

    (2) Show aquatic and safety benches as appropriate.

    (3) Outlet structures shall be concrete.

    (4) Construct emergency spillway such that flows exceeding 100-yr storm shall pass through the spillway.

    (5) Emergency spillway shall be separate structure from principal spillway.

    (6) 1.0 ft of freeboard minimum is required between the calculated 100-year pond elevation (using both principal and emergency spillway discharges) and the lowest point on the top of the dam, not counting the emergency spillway.

    (7) The emergency spillway must be able to discharge the entire developed 100-yr inflow routed through the pond (assuming the principal spillway is blocked) without over topping the dam.

6. ☐ **Private Ponds not dedicated to City**: See Section 3 of Local Design manual for specifics on dam height, freeboard, compaction, principal spillway material. Some specifics below to be put on detail sheets.

    (1) Still must meet all applicable standards in Section 3.2 of Local Design Manual and the GSMM and be shown on plans.

    (2) Show and label clearing limits at least 15 ft from toe of dam.

    (3) Show aquatic and safety benches as appropriate.

    (4) Dam height/width appropriate?

    (5) Freeboard correct?

    (6) Principal and Emergency spillway designed correctly?

7. ☐ Fencing requirement? - Ponds dedicated to City must have fence. Private ponds can be designed as to not have a fence if slopes and safety bench meet GSMM standards.

8. ☐ Use correct design storm for Storm drains and culvert design? See Local Design Manual page 8.

9. ☐ Show Hydraulic Grade Line (HGL) remain in pipe for applicable design storm and delineate on plans? Example page 8 Local Design Manual.

    (1) Additionally, show 100-yr HGL and determine impact regardless of design storm.

10. ☐ For the design storm show HGL to be no less than 18" below the point at which water would bypass the inlet (i.e. low point in road etc.) and maintain a HW/D ≤ 1.2.

11. ☐ Inlets shall not impact/back water up on upstream inlet and reduce upstream system performance.

12. ☐ Culverts with drainage areas over 25 Acres designed to 24-hr storm and not Rational Method?

II. STORMWATER QUALITY

1. ☐ 1.0 inch run-off reduction volume (RRv) met for site? **Required for all development and redevelopment for concept plans/plats approved after 1/7/2021**.
    (1) Does off-site area affect and how deal with it?
    (2) If can't meet then site must be designed to treat 1.2 inch rain event. See Local Design Manual for more information.
2. ☐ Channel Protection provided?
3. ☐ Follow all design recommendations from GSMM *and* Local Design Manual on structural BMPs?
    (1) ☐ If using proprietary BMP for water quality, on approved list from Metro North Georgia?
4. ☐ Credits calculated according to GSMM and Local Design Manual?
5. ☐ Maintenance/Operation Plan specified on the plans for each BMP?
    (1) ☐ Name, legal address and phone number of responsible parties for maintenance activities
    (2) ☐ Description and schedule of maintenance task
    (3) ☐ Description of applicable easements
    (4) ☐ Description of funding source
    (5) ☐ Access and Safety issues
    (6) ☐ Procedures for testing and disposal of sediments, if required
6. ☐ Maintenance Agreement signed? This will be required for Land Disturbance Permit.
7. ☐ Landscape Standards followed and specified on the plans (Appendix D, of the GSMM)?
8. ☐ In Groundwater Recharge Area? See Ordinance Section 1008 of Article X of Land Development Ord.
9. ☐ Delineated all wetlands, lakes, ponds or other setbacks or have certification none on site?
    (1) 404 permit needed?
10. ☐ Provide a location for concrete truck washout

G. ROAD DESIGN AND LAYOUT

1. ☐ Max change in grade is 1% without VC.*
2. ☐ Avoid steep grades and sharp VC at intersections. Street leveling may be required. (See Land Development Ordinance for Max grades and speed limits)
3. ☐ Geometry (AASHTO Standards)
    (1) Vertical Curves
    (2) Horizontal Curves
    (3) Reverse Horizontal Curves – Tangents
    (4) Min/Max Grade allowable
    (5) Superelevation
4. ☐ See City Engineer for Bridges and Tunnels. Special requirements in ordinance and Local Design Manual.
5. ☐ Curb cut spacing adequate? (Refer to zoning ordinance section 913 and Land Development Ordinance section 803 for specifics. No residential access to arterial or collector. Keep curb cuts directly opposite each other and not offset.

6. ☐ Sight distance adequate? (AASHTO Standards with 6" object for new roads). Intersection sight distance will use AASHTO eye and object standard heights.

H. GENERAL HYDROLOGY AND HYDRAULICS

1. ☐ Hydrology Report Certification Statement page from Appendix A of Local Design Manual provided?
2. ☐ No increase in floodplain (FEMA or not) elevations allowed off site.
3. ☐ Check upstream and downstream for sensitivity. Analyze 25-yr and 100-yr down to 10% point and check for downstream controls that warrant restriction. Analyze at all culvert or road crossings along the way. See Local Design Manual for larger watershed exemptions.
4. ☐ Pre-developed conditions/baseline conditions can be modeled as existing conditions. No increase in discharge rate (reported to nearest 0.1 cfs) in the 2-100 year storms allowed at any point on property line stormwater is discharged.
5. ☐ Show no increase in drainage area to a single discharge point over 10% of total predevelopment drainage area or 1.0 acre, whichever is less. If over this limit see Local Design Manual.
6. ☐ Delineate all drainage areas to each structure and check for offsite drainage potential.
7. ☐ For culvets/stormdrains design storm- Increase C factor for undeveloped offsite conditions according to future land use.
   (1) Also check 100-yr future land use as check storm to see where flooding occur regardless of design storm.
8. ☐ Delineate all drainage areas, pre-developed and post-developed in master hydro-study, including off-site areas and their flow paths. How deal with off-site areas? (See Local Design Manual)
9. ☐ Check adequacy of t_c, "C" factors and Drainage Areas, P values, storm type, shape factor , etc. in both master hydrology study and for each drainage structure.
10. ☐ In general SCS Method required for detention analysis and pipes draining over 25 acres. Check Local Design Manual and model usage limits, acreage limits, C_f, ponding ratio, Ia, IDF curves, etc.
11. ☐ Outlet structure hydraulics ok? Stage-Discharge curve developed according to proper hydraulic formulas and constraints?
12. ☐ Where will overflow/backup go if drainage system design storm is exceeded? Affect structures? (i.e., where 100-yr go if not designed for that storm?)
13. ☐ Final sizing calculations for structural stormwater controls including contributing drainage area, storage, and outlet configuration

H. EROSION AND SEDIMENT CONTROL

1. ☐ Refer to applicable erosion control plan checklist
2. ☐ Add Note on plans, "All persons involved in land disturbance activities must be certified in erosion and sediment control by the GASWCC or supervised by someone who is."

REVIEW COMMENTS:

_____
_____
_____
_____
_____
_____
_____
_____

ENGINEERING DEPARTMENT

RESUBMIT:_____ APPROVED_____
DATE: _____ DATE_____

RESUBMIT_____ APPROVED_____
DATE_____ DATE_____

Direct questions regarding the above issues to:

Danny Chow, P.E.
Charles Abbott Associates, Inc.
27201 Puerta Real, #200
Mission Viejo, CA 92691
Toll Free: (866) 530-4980
(949) 367-2850
(e) dannychow@caa.inc

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PLANNING AND DEVELOPMENT
153 WILLOWBEND ROAD
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PHONE: 770-487-5731
FAX: 770-631-2552
WWW.PEACHTREE-CITY.ORG

FINAL SITE PLAN DESIGN CHECKLIST

DEVELOPMENT NAME:

LOCATION:

DATE: **VERSION:**

per Zoning District Requirements

- ❑ Is the official plat included with the plans? Is the property subdivided in GIS?
- ❑ Plan similar to approved Conceptual Site Plan: _____ Planning Commission approval date: _____
- ❑ Planning Commission conditions of approval (list all): _____
- ❑ Zoning category: _____ Min. lot area required: _____ Lot area provided: _____
- ❑ Min. lot width required: _____ Lot width provided: _____
- ❑ Maximum building square footage permitted:_____ SF proposed: _____
- ❑ Building setback required / proposed: Front:_____ Side: _____ Rear: _____
- ❑ Parking/driveway setback required / proposed: _____
- ❑ Drive-through lanes part of principal building and must be within building setbacks (Sec 903) _____
- ❑ Adjacent property zoning: North:_____ South: _____ East: _____ West: _____ Other: _____
- ❑ Screening required per zoning category regs or Sec 714 of LDO: _____

Other zoning category specific regs:_____

per Zoning Section 916 Transitional Yard for GC, LUC, OI, LI, or GI

- ❑ Tracts adjoins a residential land: min. 75 feet
- ❑ Tracts that have greenbelt between res less than 75 ft: sized to add up to 75 ft from res property line.
- ❑ Tracts that have greenbelt 75 ft or greater: no transitional yard
- ❑ Absolutely no clearing and/or grading, except for perpendicular utility crossings
- ❑ Stormwater detention not within the transition yard
- ❑ If add'l screening needed in yard, berms, fence, irrigation and landscaping installed prior to issuing bldg. permit.

per Land Development Section 723 Buffer Standards for Major Thoroughfares

- ❑ Is the property along a Major Thoroughfare? _____
- ❑ If yes, major thoroughfare category:_____
- ❑ *Arterial*
  - ❑ Existing developed lot recently rezoned or increasing intensity? (Buffer required) _____
  - ❑ Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 feet) _____
  - ❑ Existing lot with avg depth between 200 - 220 feet (buffer = 20 ft + # over 200) _____
  - ❑ *Residential buffers.* 100 ft (min) city-owned greenbelt required
  - ❑ *Nonresidential buffers.* 60 ft tree-save/landscape buffer
    - ❑ 50 feet if adding 10% more caliper inches required on site
    - ❑ 40 feet, if adding 20% more caliper inches required on site
    - ❑ 50 feet if between arterial and parallel service road with 30 feet treesave buffer

- ❑ *Scenic Road (Peachtree Parkway North between Gin Branch and Flat Creek)*
  - ❑ Existing developed lot recently changed zoning or intensity? (yes= buffer required) _____
  - ❑ Existing developed lot < 2 acres or avg depth 300 feet or less (buffer = 50 ft) _____
  - ❑ *Residential buffers.* 100 ft (min) city-owned greenbelt required
  - ❑ *Nonresidential buffers.* 50 ft (min) city-owned greenbelt and a 50 ft (min) undisturbed natural buffer; or 100 foot (min) city-owned greenbelt
- ❑ *Scenic Road (Aberdeen [see ordinance] & Riley Pkwy between Aberdeen and Flat Creek)*
  - ❑ Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
  - ❑ *Residential buffers.* 50 ft (min) city-owned greenbelt required
  - ❑ *Nonres. buffers* min 50 ft undisturbed natural buffer; or min 50 ft city-owned greenbelt
- ❑ *Community Collector*
  - ❑ Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
  - ❑ Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft) _____
  - ❑ *Residential buffers.* 50 ft (min) city-owned greenbelt required
  - ❑ *Nonresidential buffers.* 50 ft tree-save/landscape buffer
    - ❑ 40 feet if adding 10% more caliper inches on site
    - ❑ 30 feet if adding 20% more caliper inches on site
- ❑ *Village Collector*
  - ❑ Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
  - ❑ Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft) _____
  - ❑ *Residential buffers.* 25 ft (min) city-owned greenbelt required
  - ❑ *Nonresidential buffers.* 25 ft tree-save/landscape buffer
- ❑ Required buffer: _____

per Land Development Section 803 Design standards (roads and curb cuts)

- ❑ Except in residential zoning districts, access no closer than 50 feet from intersection (from back of curb)
- ❑ Except in residential zoning, curb cuts minimum 40 feet apart (measured from back of curb)
- ❑ Driveways on arterial and collector streets must be 20 ft from property line (measured from back of curb)
- ❑ Size between 9 – 30 feet (Section 913)
- ❑ Arterial road requires deceleration lane or GDOT standards

per Land Development Section 703 Access

- ❑ Consider future development access/ inter-parcel access, especially on collector and arterials.
- ❑ Service function circulation patterns minimize conflict with vehicles/ pedestrians

per Land Development Section 706 Multi-use paths

- ❑ Multi-use path nearby? If yes- a connection must be provided
- ❑ Multi-use path planned? If yes- Residential and commercial must provide an access easement and make a contribution to the multi-use path construction fund so City can construct the connection on the development when the planned path segment is constructed.

per Land Development Section 707 Utilities

- ❑ New utility lines must be underground. High tension and those placed prior to 1987 may remain above
- ❑ Industrial sites may connect to overhead lines, but the extension must be placed underground and may not connect directly to building.

per Land Development Section 806 Sidewalk Design Standards

- ❑ Minimum two-foot-wide grass strip between back of curb and sidewalk

per Zoning Section 909 Parking

- ❑ Spaces required
  - ❑ Land use category(ies) used:_____
  - ❑ Square foot of land use(s):_____
  - ❑ Number required: _____Number provided:_____
- ❑ If zoned commercial or industrial, no more than 125% of required spaces provided (variance by City Council needed if yes). 125% of required: _____ Variance needed? _____
- ❑ Access to parking does not block external traffic; adequate stacking space provided for drive-thrus
- ❑ Size of space minimum 9 × 18 feet
- ❑ Size next to median min. 10 x 18 feet
- ❑ Parking for the physically handicapped per ADA
- ❑ Parallel parking spaces not to exceed one-fifth of the number of required spaces: _____
- ❑ Parallel parking spaces 9 × 20 feet
- ❑ Max width of all driving aisles (increase requires PC approval):
  - ❑ 60-degree angle: 18’ min/ 22’ max
  - ❑ 90-degree angle: 24’ min/ 30’ max
  - ❑ 2-way w/o parking: 24’
  - ❑ 1-way w/o parking: 14’
- ❑ All spaced paved

per Land Development Section 1108 Parking Design

- ❑ No more than 12 spaces in a row
- ❑ Planting areas shall be located in front and on sides
  - ❑ Front planting areas minimum of ten feet
  - ❑ Side planting areas minimum of six feet
- ❑ Internal landscape islands 10 feet min (back of curb) with 3 ft radius min
- ❑ End of row landscape islands 12 feet min (back of curb) with 3 ft radius min
- ❑ Concrete wheel stops shall be provided in all parking spaces that abut a sidewalk.
  - ❑ The center of each wheel stops min 18 inches from the face of curb
  - ❑ In lieu wheel stops, the sidewalk may be increased to min six feet

per Zoning Section 910 Off-Street Loading

- ❑ Loading area dimensions: 12 ft wide, 35 ft long, 14 ft clearance.
  - ❑ Retail business < 2,000 ft in floor area: None required
  - ❑ Retail business > 2,000 ft in floor area: One space per 25,000 ft
  - ❑ Industrial /institutional uses: One space for the first 25,000 ft of floor area, and:
    - ❑ 25,000 to 99,999: a total of two spaces
    - ❑ 100,000 to 159,999: a total of three spaces
    - ❑ 160,000 to 239,999: a total of four spaces
    - ❑ 240,000 to 349,999: a total of five spaces
    - ❑ For each additional 100,000 square feet above 350,000: 1 additional

- ❑ Multifamily residences < 10 du = 0 spaces; 10-30 du = 1 space; > 30 = 1 per 30 du

per Land Development Sec 1109 Screening

- ❑ If HVAC roof mounted- plan must include a note stating such (See PLAN NOTES below)
- ❑ If HVAC is not roof-mounted- location of equipment must be shown on the site plan
  - ❑ All HVAC screened by an opaque wall/ fence and/or evergreen plant
  - ❑ If not wall/fence, then include note that screening per Landscape Plan (See PLAN NOTES below)
  - ❑ Screening at least 12 inches taller than equipment
  - ❑ Screening designed to be compatible w/ exterior of the building
- ❑ All trash containment enclosed and located not visible from streets and/or properties
  - ❑ A masonry wall shall enclose the back and sides of all trash containment areas
  - ❑ Masonry wall minimum of eight feet tall
  - ❑ Masonry wall finished compatible with the design/color selections on building
  - ❑ All unfinished surfaces on the interior painted or stained black or dark brown
  - ❑ Trash on concrete pad minimum extends eight feet in front of the trash containment area
- ❑ Rubber lids, rubber inserts and rubber feet specified on all trash containment devices
- ❑ Front of trash containment areas solid wood or metal gate minimum of eight feet tall

per Land Development Div. 5 Standards for Lighting Design

- ❑ A lighting plan is required for all non-single family residential development >= one acre.
- ❑ The lighting plan may be submitted at a later date when applying for permit for installation of site lighting fixtures. If it is not included in the Final Site plan submittal package, the Lighting Plan Required note must be included. (See PLAN NOTES below)
- ❑ Lighting plan and light fixture specs shall be submitted with lighting permit. See *Lighting Checklist*

per Land Development Division 4 Standards for Retail, Commercial, and Industrial Building Design

- ❑ Project within 500 ft of major thoroughfare? (If yes, use *Building Design Checklist*)
  - ❑ if a proposed development not visible from road, the PC may waive review

PLAN NOTE REQUIREMENTS AS APPROPRIATE

- ❑ HVAC equipment is roof-mounted. A line of site diagram shall be submitted with building plans as per Section 1109 of the Land Development Ordinance.
- ❑ HVAC equipment will be screened per Section 1109 of the Land Development Ordinance per the Landscape Plan
- ❑ **Sign permit required**: approval of final site plan does not constitute approval of signage or sign location. All wall and monument signs must be submitted for review to the City separately
- ❑ **Lighting plan required**: approval of final site plan does not constitute approval of site lighting. A separate lighting plan meeting the requirements of Sections 731 through 733 of the Peachtree City Land Development Ordinance shall be submitted for review prior to installation of fixtures.
- ❑ **Landscape plan required**: A separate landscape plan meeting the requirements of Section 1110 through 1114 of the Peachtree City Land Development Ordinance shall be submitted to the City for review prior to the installation of any landscaping not required in the Erosion Control Plan.
- ❑ **Elevation approval required**: This property is within 500 feet of a major thoroughfare as defined by the City's ordinance and requires a separate elevation approval from the Planning Commission. Building/Architectural plan review shall include additional design requirements stipulated in Sections 724 through 730 of the Peachtree City Land Development Ordinance. Elevation review and approval by the Planning Commission is required on this site.