

Preliminary Plat / Concept Plan Requirements

The Preliminary Plat or Concept Plan should include the following:

1. Vicinity Map (site location)
2. Label all existing conditions, including specimen trees & CRZ(s). (See Arborist checklist).
3. Name, address, and telephone number of owner.
4. Name, address and telephone number of the plat preparer.
5. Project description including total acreage, proposed use, proposed number of lots, lot size, proposed density and other relevant zoning conditions and regulations in tabular form.
6. For multi-family and non-residential development in tabular form, project description including the gross square footage of building floor area, parking summary, building height and other relevant zoning conditions.
7. Site boundary survey and existing topography. Date of survey, north point and graphic scale, and source of datum. Location (Land District, Land Section, and Land Lot).
8. Show all specimen trees and CRZ's.
9. Proposed site layout. The proposed subdivision layout including lot lines with lot dimensions, lot numbers, block letters, street and alley right-of-way lines with names or letter designations for proposed street names, right-of-way widths, street centerline data, sites identified and reserved through covenants, easement dedications for public and private uses, and sites for single-family dwellings, for non-residential uses, and for multi-family dwellings.
10. Label existing and proposed roads, other impervious surfaces and clearing limits.
11. Delineation and labeling of natural site features and land cover including drainage channels, water bodies, wetlands, flood plains, steep slopes, stream buffers, etc.
12. Provide a description of neighboring areas such as streams, lakes, ponds, residences, roads etc. that might be affected by the proposed land disturbance.
13. Show all existing water courses and delineate limits of 100 yr floodplain/floodway.
14. Show detention pond access easements to public street (20' non-residential/ 30' residential)
8.2.5
15. Delineate 50-foot undisturbed buffer along measured horizontally on each side of the stream bank. Delineate 25-foot additional impervious setback along streams.
16. Locate proposed stream channel modifications, such as bridge or culvert crossings.
17. Label existing and proposed flow paths to illustrate drainage patterns.
18. Label existing and preliminary selection and location of proposed structural and vegetative stormwater controls; including stormwater management facilities, grass channels, swales, and stormwater pipe systems and drains.

19. Label all landscape and zoning buffers.
20. Show location of all existing or previously existing landfills.
21. Certification:
 I hereby certify that this proposed preliminary plat correctly represents data compiled or verified through a survey completed by me on _____, 20_____, of property shown and described hereon.
 By: _____
 Registered Land Surveyor's No. _____ Date _____
22. Gwinnett County Approval of Fire, Water and Sanitary Sewer services.
23. Preliminary plat/ Concept approval.
 All requirements of the Peachtree Corners Zoning Ordinance & Development Regulations relative to the preparation and submittal of a preliminary plat Concept Plan having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Ordinance. This preliminary plat approval shall expire twelve (12) months from the date of approval provided a Land Disturbance Permit is not issued.

 Community Development Department _____

 Date _____

STANDARDS FOR APPROVAL

The Preliminary Plat shall be clear and legible at a scale of not greater than one hundred (100) feet to one (1) inch. The recommended maximum dimensions of the sheet size are 48 inches by 36 inches and the minimum dimensions of 17 inches by 22 inches.

The proposed name of the subdivision and proposed street names shall not duplicate or too closely approximate, phonetically, the name of any other subdivision or street in the City or Gwinnett County. If shown to the contrary, the Director may refuse to accept such subdivision and street names. Names having historic significance to the City by virtue of their association to events, individuals, local industries, or natural features should be used to the greatest extent possible.