



**DEVELOPMENT PLAN REVIEW
COMMERCIAL DEVELOPMENT / SUBDIVISION PERMIT REVIEW
CHECKLIST**

DEVELOPMENT NAME: _____

ADDRESS/DISTRICT/LAND LOT/PARCEL: _____

ENGINEER: _____

DATE: _____

CITY TRACKING NO.: _____

Abbreviations: DR - Development Regulations | FPMO - Floodplain Management Ordinance | RDNR - Rules of the Department of Natural Resources | ESCO - Erosion and Sediment Control Ordinance | SWDM – Gwinnett County Storm Water Design Manual

- Please check out the City's *Land Development Permit (LDP) Handbook* for detailed insight into the City's Land Development Permitting process: <https://www.peachtreecornersga.gov/government/public-works/land-development>
- Comments below that are in blue only pertain to properties located in the City's Overlay District. To find out if you are in the Overlay District, please turn on the Overlay District layer on the City's GIS Map <https://www.peachtreecornersga.gov/government/communications/maps>

STATUS OF REVIEW

1. Redline plans are available for pick up and have several comments not included in comments below.
2. Return redlines and provide a digital copy and 2 hard copies of site plans and hydrology report. Allow up to 10 days for re-review. Provide initial date of the Plan and the dates of any revisions made to the Plan, including the entity who requested the revisions. Digital copies can be provided via a shared link, CD, or flash drive. If digital copy is submitted on a CD, please label the CD with the project name and date of submittal.
3. Please include a digital annotated copy of the comments below stating how comments were addressed and indicate which page and quadrant the change was made on. Cloud changes on plan.
4. Provide digital copy of approved and stamped plans by all applicable outside agencies found on route sheet prior to LDP Approval. *Note: route sheet does not to be signed by outside agency because not all outside agencies want to sign a route sheet. We just need digital stamped plan with their approval. <https://www.peachtreecornersga.gov/home/showdocument?id=2604>
5. Provide pdf of the completed Land Development Review checklist. Checklist can be found here: <https://www.peachtreecornersga.gov/home/showdocument?id=2600>
6. Approved water quality devices used to satisfy stormwater management requirements can be found on our approved proprietary water quality devices webpage: <https://www.peachtreecornersga.gov/home/showdocument?id=5400>
7. Draft of the Stormwater Facility Maintenance Agreement. Provide the City an unsigned draft of the Maintenance Agreement for approval. Make sure to include all exhibits and label them. City will need to approve and sign document prior to having you record it. Recorded SWFMA is due prior to CO or Certificate of

- Completion. SWFMA document template can be found under “forms” at the bottom of the Land Development Website: <https://www.peachtreecornersga.gov/government/public-works/land-development>
8. Erosion Control Affidavit due prior to issuance of LDP permit:
<https://cofptc.seamlessdocs.com/f/ErosionControlAffidavit>
 9. Erosion Control Surety due prior to issuance of LDP permit in the amount of \$3,000.00 per disturbed acre. Letter of Credit or Bond template can be found on our website under “forms”
<https://www.peachtreecornersga.gov/government/public-works/land-development>
 10. A NPDES fee of \$80 per disturbed acre is required. Half of the NPDES fee \$ ____ goes to the City and the other half \$ ____ is paid to the Georgia Environmental Protection Division. Provide Proof of Payment of State NPDES Fee and Copy Primary Permittee Notice of Intent (NOI).
 11. ROW performance surety, for any work done in the ROW, due prior to issuance of LDP permit. The “ROW Performance Surety calculator” can be found on our website under “forms”
<https://www.peachtreecornersga.gov/government/public-works/land-development>
 12. Landscape performance surety due prior to issuance of LDP for a project with no habitable building permit, or Landscape Maintenance surety due prior to CO for a project with habitable building permit. Landscape Performance Surety calculator section can be found in the “Performance Surety Calculator” on our website under “forms” <https://www.peachtreecornersga.gov/government/public-works/land-development>
 13. Post-Construction BMP Performance Surety due prior to issuance of LDP for a project with no habitable building permit, or due prior to CO for a project with habitable building permit. Surety will provide for the maintenance of the stormwater facility for a period of no less than 18 months.
<https://www.peachtreecornersga.gov/home/showdocument?id=5282>
 14. The project property is in the Overlay District and therefore, requires a separate Overlay review. The Overlay review application can be found on our website <https://www.peachtreecornersga.gov/home/showdocument?id=2141>

GENERAL PLAN COMMENTS

15. A list of the City’s approved tree species can be found:
<https://www.peachtreecornersga.gov/home/showdocument?id=6944>
16. Retaining walls with a height equal to or greater than 4 feet require a retaining wall building permit. Provide complete details of retaining walls in the LDP Plan Set prior to LDP approval, including all elevations. Retaining walls not conforming to the Gwinnett County Standard shall be designed by a Structural P.E. Provide note requiring concrete compressive testing and slump testing of concrete in accordance with ACI standard. Please apply for a retaining wall permit, you can contact the Chief Building Official, Mark Mitchell, at mmitchell@peachtreecornersga.gov for application details.
17. On the Cover sheet: Note total disturbed acreage of the project as well as the existing impervious surface area and post developed impervious surface area.
18. All plan sheets must be sealed and signed across the seal by the registered party responsible for the contents of that sheet. Each seal signature shall include the date of signature. Signatures embedded in the seal, and computer-generated signatures and dates, are not acceptable (Board Rule 180-12-.02, Sealing of Documents).
19. Provide statement that all ad valorem taxes for the property have been paid. Provide proof of payment – Gwinnett County Tax Assessors Office will sign the City Route Sheet.
20. Is the site being subdivided? If so, a Preliminary plat shall be submitted with the LDP, the Final Plat will be required before any Building Permits are issued.
21. Include Community Development Plan Review Approval Signature Block:

All requirements of the **City of Peachtree Corners** Development Regulations relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected City 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.

Peachtree Corners Community Development Date: _____

THIS CERTIFICATE EXPIRES SIX MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

PROVIDE THE FOLLOWING UNDER COMMUNITY DEVELOPMENT NOTES:

- **NOTE: Off street parking shall be provided and maintained throughout construction.**
- **NOTE: ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF PEACHTREE CORNERS COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.**
- **NOTE: All temporary and permanent signs to be permitted separately.**
- **NOTE: CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, (INCLUDING SITE INSPECTOR & ARBORIST), GWINNETT COUNTY FIRE, WATER & SEWER AND PUBLIC WORKS. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.**
- **NOTE: On-site burial is not allowed.**

SITE/GRADING PLAN

(See City's Code here: https://library.municode.com/ga/peachtree_corners/codes/code_of_ordinances?nodeId=PTIICOOR_CH62UT)

22. Submit a signed and sealed topographic and boundary survey by a licensed land surveyor.
23. Indicate source of topo, date, and reference datum (i.e. NGVD 1929, Mean Sea Level, etc.)
24. Provide notes on Site/Grading plan:
 - **NOTE: CITY OF PEACHTREE CORNERS 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. THE CITY OF PEACHTREE CORNERS DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.**
 - **NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.**
 - **NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.**
 - **NOTE: DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.**
 - **NOTE: DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.**
 - **NOTE: PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPO OF POND AND OUTLET STRUCTURE DETAIL USING POST-CONSTRUCTION SURVEY DATA. USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.**
 - **NOTE: MAXIMUM CUT OR FILL SLOPES IS 2H:1V**
25. Provide Note: **"There (Are/Are Not) wetlands located on this site"** If wetlands are located on the site they must be located and shown.
26. Provide the following note with an arrow pointing to the access easement: **ACCESS EASEMENT TO BE CLEARED AND GRUBBED.**
27. Provide easement agreement for offsite work, common use of driveways, and work in utility easements.

28. Adjacent property owners and zoning shall be included on the plans.
29. Boundary lines must be expressed to 1/100 foot and nearest second.
30. Show all roadway grades and vertical curves. Add note: **“12% to 15% street grades require an “As Graded” survey before installation of the curb.”**
31. Provide topography at minimum 2’ contour intervals.
32. In cut sections sidewalks should be graded to drain into the road and in fill section the sidewalk should be graded to drain away from the road.
33. Show proposed lot grading for subdivisions with zoning requiring lot sizes less than or equal to 12,000 square feet or a density of four units per acre or more.
34. Show grading associated with widened section. All shoulders to extend to right-of-way. Extend storm sewer cross drains, as necessary.
35. A Georgia DOT permit will be required. Provide copy of approved plan, from the District 1 office.
36. A Gwinnett County DOT permit will be required. Provide copy of the approved plan from Gwinnett County.
37. Provide additional spot elevations in paved area to clarify drainage and ADA accessibility at the handicap parking spaces.
38. Show all driveways and right-of-ways on the same side of the street and **on the opposite side** of the street adjacent to this project. Show the centerline-to-centerline offset.
39. Sight distance (vertical and/or horizontal) at the proposed driveway is not shown and/or insufficient information is given on plans to review for adequate sight distance. The engineer should certify, in writing, that adequate horizontal and vertical sight distance exists in accordance with the provisions contained in Section 9.7.4 of the Development Regulations. Sight distance may be certified by a signed and sealed statement on the plat or a certification, signed and sealed, on letterhead. Statement must be specific to the project.
40. Entrance(s) on _____ may be unacceptable as shown.
41. Provide apron and curb detail for entrances. Apron composition to be 6" GAB, 6" concrete with #4 6 X 6 WWF or 6" GAB, 8" concrete without WWF. Concrete to be minimum strength of 3000 psi at 28 days.
42. Show typical paving section for parking areas and drives. To be 4" GAB, 2" E or F as a minimum.
43. Street design exceeds maximum cul-de-sac length (2000’).
44. Street design exceeds maximum stub street length. Provide permanent cul-de-sac or alternate design.
45. Show cul-de-sac right-of-way and pavement radii, and cul-de-sac slope. Maximum 6% slope.
46. Show the appropriate number of loading and unloading spaces (1 per 25,000 sf)

DRAINAGE PLANS

47. Show drainage easement on storm drain pipes consistent with table 7-A of the Development Regulations. Minimum easement width shall be based on the pipe diameter, plus two feet, plus two times the pipe invert depth. Value shall be rounded up to the nearest five feet.
48. Drainage easements required for any part of the drainage system that is designed to carry stormwater runoff from more than one parcel, existing or proposed.
49. Provide a 10-foot drainage easement around BMP outside the 100-year ponding limit. Provide a cleared 20-foot access easement to BMP for commercial projects, and a 30-foot access easement for residential projects. Pond walls, toe of slope can be no closer than 10 feet to adjoining property line.
50. Within the access easement, a 15-foot wide road shall be graded at a maximum 20% grade to provide access to the facility. Show grading on plans. The road shall be grassed or paved. The road shall extend to the bottom of the pond when the pond is greater than 10 feet deep or 50 feet wide.
51. Show easements on all plans including site, landscape, utility and lighting plans. (10 foot drainage easement and 20 foot access easement applies to underground detention)
52. Show directional flow arrows for street drainage and individual lot drainage if finished grading of lots is not shown. Show direction of flow on all watercourses.
53. Number all open channels, pipes and structures on plan.

54. Provide transition channels from inlet and outlet ends of all pipes to natural drainage swales. Specifically, at inlet / outlet of pipe(s) #_____.
55. Provide flume and riprap at end of widened section. Provide flume detail.
56. Show the detention pond 100-year ponding contour and elevation on plan. (doesn't apply to underground detention)
57. Detention pond must be located on a parcel owned by a property owner's association.
58. Discharge pipe must be no closer than six times its diameter to an adjoining property line.
59. Show locations for temporary detention ponds if permanent ponds will not be constructed in this phase. Provide design data in stormwater management report.
60. Minimum top width of detention pond, berm, earthen dam to be 8'-0".
61. Show fence enclosure around detention pond. Show details of fence enclosure and gate. Detention facility needs to have a gate or some type of access point for maintenance equipment. It should be located over the access easement and 15' to 20' wide. Fence cannot be hog or barbed wire. It may be vinyl coated chain link.
62. Show 100-year floodplain contour, elevation and floodway limits and indicate information source.
63. Indicate FIRM panel number and benchmark on plan. Tie topo to FIRM datum.
64. Indicate on plan the 100-year water elevation of the lake.
65. Provide floodplain lot chart indicating lot square footage and area inside and outside the 100-year floodplain.
66. Indicate on plan that floodplain limits shown are per floodplain variance, modification or appeal # ____
67. Show finished floor elevation of building on plan. (FPMO 1.5.1c)
68. Residential Drainage Plan required on the following lots: _____

UTILITIES

69. Storm sewer pipe must extend at least 50 feet past the front building setback line.
70. No Utilities are allowed in required tree islands. Locate all Light Fixtures, Water Lines, Drainage and sewer pipes Fire Hydrants, etc. outside of required parking lot islands.
71. Label all drainage and sewer easements on the Tree Protection plan including the 10' pond access easement around the pond and the 20' access easement to the pond.
72. Provide a 15-foot wide maintenance access drive to the pond outlet structure. Show grading on plans.
73. Label all overhead and underground electric utility lines (existing and proposed).
74. [If project is in the Overlay District, all new utility lines shall be located underground.](#)

PIPE & OPEN CHANNEL PROFILE SHEET

75. All pipes within the right-of-way are to be reinforced concrete. Galvanized CMP and bituminous-coated CMP are not authorized.
76. All pipes within drainage easements are to be aluminized steel coated, aluminum alloy, reinforced concrete, or polyethylene pipe. Galvanized CMP and bituminous-coated CMP are not authorized.
77. If using HDPE pipe, add following note to plans:
NOTE: HDPE pipe shall conform to the requirements of AASHTO M-294 and AASHTO MP7, Type S & D. Connections shall use a rubber gasket, which conforms to ASTM F-477. Installation shall be in accordance with ASTM Recommended Practice D-2321, AASHTO Section 30, or with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads Bridges.
78. If using Aluminum coated Type 2 steel pipe or aluminum alloy pipe, add following note to plans:
NOTE: All aluminum coated Type 2 steel pipe or aluminum alloy pipe, which will carry a live stream, shall have paved inverts in accordance with AASHTO M-190, type C, except that the pipe need not be fully coated. Installation shall be in accordance with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.
79. If using RCP pipe, add following note to plans:
NOTE: All RCP pipe joints shall be bell & spigot type with a rubber gasket conforming to ASTM C-443. The pipe shall be manufactured in accordance with AASHTO M-170 and/or ASTM C-76. Class of pipe and wall

thickness shall be in accordance with 1030-D, Georgia DOT specification, Table No. 1. Installation shall be in accordance with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.

80. Specify gage and corrugation for all pipes.
81. Minimum pipe size shall be 15" diameter for public piped collection systems. Refer to pipe # _____.
82. Minimum culvert size shall be 18" diameter. (DR 8.3.4c)
83. All pipes carrying a live stream must have paved inverts.
84. Provide pipe profiles. Show existing and proposed contours, pipe lengths, slopes, inverts, and 25-year hydraulic grade lines.
85. Velocity in pipe(s) # _____ exceeds 15 fps maximum.
86. Slope of ACMP or HDPE pipe(s) # _____ exceeds 14% maximum.
87. Slope of RCP pipe(s) # _____ exceeds 10% maximum.
88. Use anchor collars on pipes exceeding 10% slope. Specifically pipe(s) # _____. (DR 9.9.2c)
89. Show 100 year ponding limits above pipe (culvert) _____. (DR 8.3.4b)
90. Show 100-year hydraulic grade line in all culverts. Specifically pipe(s) # _____. Use USGS regression equations for culvert hydrology wherever possible. (DR 8.2.3j)
91. Show minimum ground cover of 1'-0" for pipes. **ADD THIS NOTE TO THE PROFILE SHEET**
92. Provide channel profiles. Show existing and proposed contours, channel lengths, 25-year normal flow depth and slopes. Minimum freeboard to be 20% of the flow depth.
93. 25-year hydraulic grade line must be at least 1 foot below the gutter line or top of grate. (DR 8.3.5a)
94. Channel velocities for the fully developed 25-year flow shall not exceed the non-erosive velocity as shown in 5.2.3 of the *Gwinnett County Storm Water Design Manual*. Refer to open channel # _____.
95. Provide transition channel profiles from inlet and outlet ends of all pipes to natural drainage swales. Specifically, at inlet / outlet of pipe(s) # _____. (DR 8.4.1b)
96. Provide an outside drop on structures _____
97. Provide a note on the profiles the minimum vertical separation between pipes is 1'.
98. Provide complete pipe chart indicating the following: (DR 10.6.7c2)
 - [] A. _____ Pipe numbers
 - [] B. _____ Pipe size
 - [] C. _____ Pipe length
 - [] D. _____ Pipe slope
 - [] E. _____ Contributing drainage area
 - [] F. _____ Design discharge (Q_{25} for piped drainage; Q_{100} for culverts)
 - [] G. _____ Design storm frequency (25 year for piped drainage; 100 year for culverts)
 - [] H. _____ Runoff coefficient (per future land use plan and assuming no detention)
 - [] I. _____ Pipe material/coating
 - [] J. _____ Velocity (V_{25} may not exceed non-erosive velocity at outlet headwall)
99. Provide complete channel chart indicating the following:
 - [] A. _____ Open channel numbers
 - [] B. _____ Contributing drainage area
 - [] C. _____ Runoff coefficient (per future land use plan and assuming no detention)
 - [] D. _____ Conveyance size
 - [] E. _____ Lining material (riprap, vegetative, etc. – see SWDM)
 - [] F. _____ Channel length
 - [] G. _____ Channel slope (for min and max values – see SWDM)
 - [] H. _____ Velocity (V_{25} may not exceed non-erosive velocity)
 - [] I. _____ Design storm frequency (25 year)
 - [] J. _____ Design discharge (25 year)
 - [] K. _____ Normal flow depth (25 year)

100. Specify Gwinnett County detail number 611, manhole casting – non-traffic areas, for all non-traffic bearing manholes. Include detail on plans. Detail can be downloaded at <http://www.co.gwinnett.ga.us/611.JPG> or a copy of the standard drawings can be obtained on CD-ROM or paper from Gwinnett County Planning and Development. Material suppliers include East Jordan Iron Works and US Foundry.

EROSION CONTROL PLAN – COMMON DEVELOPMENT

See City's Ordinance on webpage:

https://library.municode.com/ga/peachtree_corners/codes/code_of_ordinances?nodeld=PTIICOOR_CH18EN_ARTIISOERSEPOCO

101. Provide the following notes on the E&S Plan:
- **NOTE: The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.**
 - **NOTE: Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permit.**
 - **NOTE: Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."**
 - **NOTE: Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit.**
 - **NOTE: The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities.**
 - **NOTE: Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.**
 - **NOTE: Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.**
102. Provide a freestanding "Coming Soon" sign from the time the Land Disturbance Permit is issued until the time construction is completed. Sign should be placed on property and not in the right-of-way. There should be one sign per each street frontage. The sign should be between 16 and 32 square feet in size, made from wood or a similar durable material. The top of the mounted sign should be between 4 to 6 feet tall. On the face of the sign, the words "Coming Soon" should appear in bold letters at the top, followed by the business name/short description of future tenant, an architectural rendering of the project after completion, and at the bottom in bold letters the words "For Further Information Contact:" followed by a contact name and phone number. Sign should be installed on the property and not in the right-of-way.
103. The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
104. Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
105. Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.* (A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.)
106. The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
107. Provide the name, address and phone number of primary permittee and tertiary permittee.
108. Note total and disturbed acreage of the project or phase under construction.

109. Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
110. Description of the nature of construction activity
111. Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
112. Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, etc. which may be affected.
113. Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on page 15 of the permit.
114. Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on page 15 of the permit.
115. Indication that the applicable portion of the primary permittees ES&PC Plan is to be provided to each secondary permittee prior to the secondary conducting any construction activity and that each secondary shall sign the Plan or portion of the Plan applicable to their site. List the names and addresses of all secondary permittees.
116. Any construction activity, which discharges storm water into an Impaired Stream Segment or within one linear mile upstream of and within the same watershed as, any portion of a Biota Impaired Stream Segment, must comply with Part III.C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site, which discharge to the Impaired Stream, Segment.
117. If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 21 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.
118. Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
119. Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
120. Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
121. Show the BMPs for concrete wash-down of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.
122. Provide BMPs for the remediation of all petroleum spills and leaks.
123. Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.
124. Description of the practices that will be used to reduce the pollutants in storm water discharges.
125. Description and chart or timeline of the intended sequence of major activities, which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
126. Provide complete requirements of inspections and record keeping by the primary permittee or tertiary permittee.
127. Provide complete requirements of sampling frequency and reporting of sampling results.
128. Provide complete details for retention of records as per Part IV.F. of the permit.
129. Description of analytical methods to be used to collect and analyze the samples from each location.
130. Appendix B rationale for NTU values at all outfall sampling points where applicable.

- 131. Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.
- 132. A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase.*
- 133. Plan addresses BMPs for all phases of common development including individual building lots and out-parcels, etc. regardless of who owns or operates the individual sites. Include a typical and any situational lots applicable.
- 134. Graphic scale and North arrow.
- 135. Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

- 136. Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
- 137. Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
- 138. Delineation and acreage of contributing drainage basins on the project site.
- 139. Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.
- 140. An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities is completed.
- 141. Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all stormwater discharge points.
- 142. Soil series for the project site and their delineation.
- 143. Show the limits of disturbance for each phase of construction.
- 144. Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.
- 145. Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.

STORMWATER MANAGEMENT REPORT

- 146. Provide a stormwater management report certified by a Professional Engineer.
- 147. Submit completed **DRAFT** BMP maintenance agreement (no bonds or signatures-confirm Owner has been briefed on requirements for CO). (DR 8.9.3a)
- 148. Provide .dwg file of Stormwater BMPs with the As-Builts.
- 149. Include 1-yr storm in summary table for existing and routed flows.
- 150. If design is utilizing infiltration to achieve runoff reduction, then a geotechnical report must be provided with the design to substantial infiltration rate used in the design.
- 151. If design is utilizing infiltration to achieve runoff reduction, then provide note on plans that, "A geotechnical report must be provided at time of construction, prior to installation, at location and depth of facility to substantial infiltration rate used in the design."
- 152. Storm Water Management Report shall contain the following:
 - A. Narrative explaining the purpose of the report
 - B. An executive summary of the report’s findings, including pre-developed and post developed flow comparisons, a minimum provide the information below:

Flow Summary

Basin	Return Frequency	Pre-developed flow @ property line	Post-developed flow @ property line	Is Detention necessary? (If yes, list routed flow)	Ponding elevation	10% point pre-developed flow	10% point post- developed flow
A	1						
	2						
	5						
	10						
	25						
	50						
	100						

- C. Provide Energy dissipater calculations/designs for outlet headwalls of pipes and detention ponds. The following energy dissipaters may only be used in the corresponding Froude number range:

<i>Energy Dissipater</i>	<i>Froude Number</i>
Riprap apron	Less than or equal to 2.5
Riprap outlet basins	Less than or equal to 2.5
Baffled outlets	1 to 9

Energy Dissipation Summary

Pipe outlet headwall / Detention pond outlet	25 year post-developed flow velocity at outlet headwall	Non-erosive velocity from Storm Water Design Manual	Froude Number	Energy Dissipation Measures proposed
A				
B				
C				

Downstream receiving conveyance velocity summary

Study point/ hydraulic structure/ Basin	25 year pre-developed flow velocity	25 year post-developed flow velocity	Non-erosive velocity from StormWater Design Manual	Current condition of the channel (appear stable or is it eroding)	Adverse impact expected from proposed project	Is Detention necessary?
A						
B						
C						

Times of Concentration Summary

Sub-area	Pre/Post Overland flow, minutes	Pre/Post Shallow Concentrate d flow, minutes	Pre/Post Open channel flow, minutes	Pre-developed Tc, minutes	Post-developed Tc, minutes
A-1	25/15	35/20	10/10	70	45
A-2					

Curve Number Summary

Sub-area	Pre-developed Curve Number	Post-developed Curve Number
A-1		
A-2		

**Gutter Spread Calculations Summary
(for roadways, max to be 8')**

CB	Max spread, ft
1	
2	

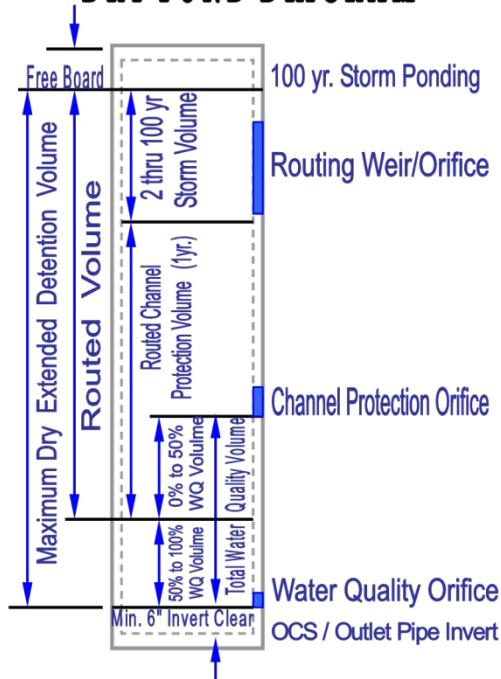
- D. A map showing drainage areas used for pipe design. (DR 8.2.1b)
- E. A map showing drainage areas for all hydrographs.
- F. A map showing all on-site drainage areas, off-site drainage areas, and all pond bypass areas considered in detention calculations.
- G. Gutter spread calculations. Maximum to be ½ lane width during 10-year storm event.
- H. Calculations verifying the adequacy of existing pipe to carry the proposed discharges.
- I. Calculations showing discharge of concentrated flows into the streets do not exceed the flow rates in table 9-G of the Development Regulations.
- J. Post-developed flows in every basin must be less than or equal to pre-developed flows.
- K. Calculations showing outlet pipe for detention ponds will accommodate 125% of Q₁₀₀ routed, if no earthen embankment emergency spillway is proposed.
- L. Runoff coefficient calculations (for pipe and channel design only) showing offsite upstream areas as fully developed per the current land use plan.

- M. Time of concentration calculations for all hydrographs.
- N. Curve Number calculations for both pre-developed and post-developed conditions for all hydrographs. For the site, use pre-developed CN less than or equal to 55 unless approved by this office.
- O. Provide a cross-section of detention pond embankment including outlet pipe, emergency spillway, embankment slopes, minimum embankment top width, outlet control structures, headwalls, and riprap. Verify that minimum 1'-6" freeboard above maximum water surface elevation is provided for earthen dams.
- P. Maximum ponding for parking lot detention: 6" on 10-year storm, 9" on 100-year storm.
- Q. No orifices less than 3" in diameter permitted that are not part of a water quality BMP. A trash rack with a surface area of at least 10 square feet shall protect all orifices less than 15" diameter. Provide detail.
- R. Add Engineer's Stormwater Certification to the Plans.
- S. Check magnitude of peak flows with USGS regression equations when using other hydrologic methods.
- T. Detention pond computer output for the 1, 2, 5, 10, 25, 50 and 100-year storms in basins where detention becomes necessary.
- U. Provide storm water detention in Basin(s) _____ for the 1, 2, 5, 10, and 25-year storms. Route the 50 and 100-year storm through the pond so that the earth embankment will not overflow.
- V. The Rational Method may not be used for detention pond design.
- W. An analysis of downstream conditions. Pipe under drive way and any other down stream culverts shall be analyzed. Analysis of downstream conditions shall include the following:
 - A. Describe in combination with a topographic map, all culverts, obstructions, existing and potential erosion problems, elevations of existing improvements, and existing drainage complaints, between the downstream property line and the 10% point.
 - B. Analyze downstream watercourses and receiving conveyance to ensure channel velocities do not exceed values recommended in the Storm Water Design Manual.
 - C. Analyze existing pipe systems and culverts for compliance with current development regulation design criteria. Culverts should pass Q_{100} .
 - D. Hydrograph comparisons for the 1, 2, 5, 10, 25, 50 and 100-year storms for both the downstream property line study point and the point where the drainage basin equals 10 times the project area.
- X. All hydrographs shall be based on a 24-hour storm. FYI: Hydrograph analysis methodology should be as follows for each study point:
 - a. Pre-developed on-site hydrograph
 - b. Basin area at study point excluding on-site area hydrograph
 - c. Combine 1 and 2
 - d. Post-developed on-site hydrograph
 - e. Combine 4 and 2
 - f. Compare 5 and 3 to determine impacts
- Y. Water Quality BMP calculations.

WATER QUALITY

153. Please fill out the following table to facilitate review of the dry extended detention pond design (note – if this is a water quality only pond, only water quality volume, 100-year flow through volume and freeboard apply in the diagram below):

DRY POND DIAGRAM



	1	2	3	4	5	6
Pond ID	WQV required/ provided (c.f.)	WQV ponding elev. (2 nd line in above fig.)	Quality volume ponding elev. (3 rd line in above fig.)	1 year storm orifice invert elev. (3 rd line in above fig.)	Channel Protection volume elev. (4 th line in above fig.)	thru 25-yr-detention orifice invert elev. (4 th line in above fig.)
Example	2500/2840	945.23	947.50	947.50	956.00	956.00
A						
B						

154. Note in the chart above, channel protection and detention pond stage-storage-discharge begins at the elevation shown in column 2.
155. Note in the chart above, the elevation in column 4 may not be less than the elevation in column 3.
156. Note in the chart above, the elevation in column 6 may not be less than the elevation in column 5.
157. Inlet and outlets should be at opposite ends of the pond to maximize flow length. Baffles or islands may be installed to increase the flow path length and to minimize short-circuiting.
158. Provide calculations showing emergency spillway is designed to pass the 100-year storm event and that freeboard for earthen dams is at least 1.5 feet above 100-year ponding elevation and 0.5 feet for non-earthen dams.
159. Show calculations for Water Quality Volume (WQ_v). Use the following equations to calculate the Water Quality Volume:

$$WQ_R = 1.2'' \cdot (R_v)$$

$$R_v = 0.05 + (I) \cdot .009$$

$$WQ_v = WQ_R \cdot A$$

12

Where: WQ_R = water quality runoff (watershed inches)

R_v = the weighted volumetric runoff coefficient

I = Percent Impervious as a whole number

A = on-site area (ft^2)

160. Use the following equation to size the outlet orifice for a 24-hour drawdown time.

$$A = (WQ_v/t)/(0.6*(64.4*H/2)^{0.5}) \text{ where } t = 86,400 \text{ sec}$$

A = area of the orifice, ft^2

H = height above the centroid of the orifice (ft.)

WQ_v = water quality volume, ft^3

161. Forebay equaling 10% of the water quality volume must be provided for each inlet to the pond. Provide calculations within report and show grading details on plans.
162. Treat the runoff from the first one inch of rainfall on the project site. An area equivalent to the entire project site must be treated.
163. Off-site runoff that flows to the BMP must be treated along with on-site runoff. Off-site runoff may bypass the BMP.

TSS SPREADSHEET

164. Use the Georgia Stormwater Management Manual Stormwater Quality Site Development Review form to perform the water quality analysis for the project site. The form can be downloaded from the Atlanta Regional Commission's website at <http://www.atlantaregional.com/environment/georgia-stormwater-manual> the instructions for filling out the spreadsheet are on the first tab of the spreadsheet.
165. The stormwater management design shall achieve runoff reduction of the first one inch of rainfall or 80% reduction in the total suspended solids (TSS) for the 1.2-inch storm.
166. Provide a map delineating the different land use types for each drainage basin for water quality analysis purposes. (i.e. Impervious Area, Disturbed Pervious Area, Undisturbed Upland Area, Undisturbed Stream Buffer Area)
167. The Hydrology report shall include all active sheets used in the analysis and the original excel spreadsheet (XSLM file) shall also be included on the disk submitted to the City for review.

FLOODPLAIN

168. Provide FIRM Panel map number and if any of the project is within the floodplain.
169. Refer to Zoning Resolution for permitted floodplain uses. _____ is not a permitted use.
170. Since drainage area is greater than 100 acres, perform flood study, certified by a Professional Engineer, and submit to City Engineer for review. (FPMO 1.4.1b)
171. For residential subdivisions, show minimum finished floor elevations on all floodplain lots to be the greater of the regulatory flood elevation OR the base flood elevation plus 3 feet.

FLOOD STUDY

See City's Code on webpage: https://library.municode.com/ga/peachtree_corners/codes/code_of_ordinances?nodeId=PTIICOOR_CH26FL

172. Flood Study shall contain the following: (FPMO 1.4.4a-e)
- A. Preliminary Plat, Grading Plan, or Site Plan clearly defining floodplain encroachments.
 - B. If changes to the regulatory flood elevation are proposed, submit profiles of the channel showing existing and proposed base flood elevations.

- C. If encroaching in the floodplain, provide floodplain storage (end area) calculations based on maximum 100' cross sections (include cross sections in report) showing that flood storage capacity will not be reduced by the proposed grading
 - D. Description of the extent to which any watercourse or floodplain will be altered or relocated because of the proposed development.
 - E. Use step-backwater analysis to determine regulatory flood elevations. The department prefers either HEC-2 or HEC-RAS. If you wish to use another method, call Storm Water Management for approval.
 - F. If the floodplain is designated an 'A' zone on the FIRM, get CLOMR from FEMA prior to final plat approval.
173. 100 year regulatory floodplain elevation increases must be contained on site unless contained in a drainage easement obtained by the developer. Flood study shows increases offsite at cross section _____.
(FPMO 1.4.3a(1))
174. Show minimum finished floor elevations on residential lots to be the higher of the regulatory floodplain elevation or 3 feet plus the base flood elevation. (FPMO 1.5.1b)
175. Provide additional documentation supporting your choice of Manning 'n' values for channel and overbank.
176. Any significant changes to the FEMA floodplain must be approved by FEMA prior to issuance of a certificate of occupancy or approval of the final plat. Submit Flood Study to FEMA for LOMR. (FPMO 1.4.3c)
177. Use both existing hydrology and built-out hydrology in flood study. Calculate built-out hydrology using CN or TIA, which considers built-out conditions of the current land use plan. Do not consider upstream detention in hydrology calculations unless it is large enough to impact the hydrograph. Check hydrology with the USGS regression equations if using other hydrologic methods. (FPMO 1.1.3; definition of 'Regulatory Flood')

DAMS

178. Provide NOTE:
- **NOTE: CITY OF PEACHTREE CORNERS REGULATES DAMS BETWEEN 9 AND 25 FEET IN HEIGHT AND IMPOUNDING BETWEEN 20 AND 100 ACRE-FEET. DAMS GREATER THAN 25 FEET IN HEIGHT OR IMPOUNDING GREATER THAN 100 ACRE-FEET ARE REGULATED BY GEORGIA DNR SAFE DAMS PROGRAM. CONSTRUCTION OF THE LATTER REQUIRES A STATE PERMIT.**
179. For City regulated dams, if constructing the dam according to the design standards contained in the Rules for Dam Safety and TR-60, submit routing calculations showing that the dam routes the ¼ PMP without overtopping. If emergency spillway engages prior to the 6-hour 50-year storm, it must be paved (DR 8.6.2d, RDNR 391-3-8-.11d)
180. If not constructing the dam according to the rules for dam safety, submit dam breach analysis using the "DAMBRK" computer program and obtain dam breach easement from offsite property owners.
181. FYI: Submit dam as-built certification from a registered professional engineer stating that the dam is constructed in accordance with the provisions of the Development Regulations and the authorized construction plans prior to recording the final plat.
182. Dam must be constructed to the design standards contained in the Rules for Dam Safety and TR-60 because development currently exists in the dam breach zone.
183. Submit construction plans for new dam. Other comments may follow.
184. For residential subdivisions, establish mandatory property owner's association that is responsible for maintenance of the dam.
185. If a category II dam exists upstream, submit to City of Peachtree Corners the following:
- A. Location of Category II dam and the proposed development
 - B. A surveyed cross section of the stream valley at the location of the proposed development including finished floor elevations
 - C. A dam breach analysis using the DAMBRK computer model to establish the height of the flood wave in the downstream floodplain. A qualified Professional Engineer shall complete this in accordance with the Safe Dams Program Quality Assurance Program.

186. Development is adjacent to an NRCS watershed structure. NRCS must approve the proposed design. An appropriately graded 25' access easement must be deeded to City of Peachtree Corners to allow maintenance activities on the dam. The emergency overflow spillway must be contained in a drainage easement.

WETLANDS

187. FYI: Portions of this project may encroach on waters of the U.S.
188. Provide Note: **"It is the responsibility of the applicant to speak with the United States Army Corps of Engineers about acquiring appropriate permits for this activity."**

PROVIDE THE FOLLOWING NOTES ON THE LANDSCAPE PLAN:

- **NOTE: A 12-month maintenance bond will be required for all landscaping and irrigation.**
- **NOTE: The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.**
- **NOTE: If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.**
- **NOTE: The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.**
- **NOTE: All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, burlap, and strapping shall be cut and removed prior to backfill.**
- **NOTE: Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.**
- **NOTE: Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.**
- **NOTE: All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.**
- **NOTE: Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year, bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.**
- **NOTE: NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.**
- **NOTE: All tree guy wires are optional and shall be removed from tree one year after planting.**
- **NOTE: Replant buffers where sparse. Supplemental plantings shall be a mixed planting a minimum of 2" caliper and 6' in height. Required buffer plants are not used to fulfill ordinance requirements.**
- **NOTE: All trees must be planted at least 5 feet from ANY utility line. ALL utilities (water, sewer, gas, fiber optic, etc.) must be at least five (5) feet from required tree planting islands or landscape areas.**
- **Irrigation systems are not allowed within the public right of way.**
- **Irrigation spray onto public roadways is not allowed.**
- **Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.**

TREE SURVEY

189. Tree Survey must also include all existing Specimen Trees and those trees greater than 20 inches DBH on adjacent properties within 30 feet of the property line or limits of disturbance.

190. For non-residential projects, the tree Survey must be prepared by, dated, sealed and signed by a surveyor.
191. Tree Survey must be included in all sets of plans and submittals and be labeled in the index on the cover sheet. Provide a copy of the tree assessment report prior to review. For wooded sites larger than 1 acre, Specimen Trees must be flagged and labeled with a numbered tag in order to be located out in the field (including adjacent properties). Include reference numbers on survey.
192. If no trees exist on the site, provide note: **“No existing trees on site.”**

SPECIMEN TREE PROTECTION (do any exist on the site?)

193. Provide notes on the Tree Protection, Landscape, Grading, Erosion Control, and Demolition plans:
 - **NOTE: The CRZ of Specimen Trees plus all stream and zoning buffers shall be protected with wire-back tree save fencing with metal support posts and Tree Save signage prior to land disturbance. Installation of the tree save fence will involve no trenching.**
 - **NOTE: Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by City Arborist.**
194. Show the Critical Root Zone (CRZ) or dripline (whichever is greater) of the existing Specimen Trees (1.5 feet X inches DBH = radius in feet), proposed improvements and limits of disturbance.
195. Show tree protection fence at the edge of the CRZ on the Tree Protection, Landscape, Erosion Control, Grading, and Demolition plans. Label dimension of all CRZs (or dripline) and distances from trees to tree protection fence.
196. Type C silt fence is required at uphill side in addition to tree protection fence at CRZ.
197. Provide a 4” layer of aged hardwood mulch over the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.

SPECIMEN TREE RECOMPENSE (if any are to be removed)

198. Recompense to be provided on-site: Graphically highlight/ shade the location of the specimen recompense trees. (Recompense trees are in addition to required density, parking lot trees and buffers).

TREE PROTECTION

199. Show and label all stream and zoning buffers.
200. Clearly show all tree protection fence locations at the limits of disturbance on the Landscape, Tree Protection, Erosion Control, Grading, and Demolition plans.
201. Provide tree save fence: Wire-backed with metal stakes and signage around CRZ of specimen trees and along all required buffers. Chain link fence may be required for extra protection in some areas.
202. Provide Gwinnett County tree protection fence detail

PLANTING SPECIFICATIONS

203. Show a maximum percentage from any one genus is less than 33% of the total tree replacement.
204. The majority of trees should be native to the Georgia Piedmont.
205. Crape myrtles shall not be used to meet regulatory requirements (Appendix A.3.a).

206. Evergreen trees used for density credit must be shown as a minimum height of 9-10 feet for 2" caliper credit (.5 units) and 11-12 feet for 3" caliper credit (.6 units). Leyland Cypress cannot be used to meet requirements.
207. Pine trees are not allowed by the City Arborist for tree replacement credit.
208. Remove all references in details and comments to installing wire tree guys, turnbuckles, etc. Use fabric ties as approved by arborist.
209. Provide all tree planting details.

TREE REPLACEMENT AND LANDSCAPE PLAN

210. Show compliance with site zoning conditions.
211. Provide replacement density list: Include caliper, height, quantity, unit value and total value columns for each species (separate columns for density and recompense). Include Latin name and cultivar in plant list. A list of the City's approved tree species can be found: <https://www.peachtreecornersga.gov/home/showdocument?id=6944>
212. Provide site density calculation summary including a list of trees to be saved. The Tree Density Standard must be a minimum of 16 units per acre in rest of the City.
213. [Provide site density calculation summary including a list of trees to be saved. The Tree Density Standard must be a minimum of 20 units per acre in District Overlay. At least 50% of the trees shall consist of trees 3-inches in caliper of greater in the Overlay District.](#)
214. [In the Overlay District, provide non-ornamental shade trees space 50-feet on-center or grouped at 120-feet on-center along the following roads.](#)
 - a. Peachtree Industrial Boulevard
 - b. Peachtree Parkway
 - c. Peachtree Corners Circle
 - d. Holcomb Bridge Rd
 - e. Jimmy Carter Boulevard.
215. [In the Overlay District: all street trees shall be a minimum 4-inch caliper \(dbh\) at the time of planting. Street trees shall be of one \(1\) or a combination of the following species:](#)
 - Willow Oak
 - Overcup Oak
 - Nuttal Oak
 - Pin Oak
 - Shumard Oak
 - Lacebark Elm
216. [In the Overlay District provide this note: "A 2 - 4" layer of mulch will be required for all existing, non-specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks."](#)
217. [In the Overlay District, natural vegetation shall remain on the property until issuance of a development permit.](#)
218. Show compliance with the Section 4.2 Landscape Strip requirements.
 - For nonresidential and multifamily uses, provide 10' wide landscape strip adjacent to street right of way abutting the property.
 - For nonresidential and multifamily uses, provide 10' wide landscape strip in areas adjacent or internal to off-street parking with more than five off-street parking spaces.
 - For ten-foot wide landscape strips provide an average of one tree per 25 linear feet of strip length.

- For ten-foot wide landscape strips provide an average of one shrub per 25 linear feet of strip length.
219. In the Overlay, Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width.
 220. Check adjacent properties for landscape strip plantings and coordinate to match or complement existing plantings.
 221. Show compliance with the Section 4.3 Parking Lot Planting requirements.
 222. Provide a ratio of one tree per seven parking spaces.
 223. Label on the site plan the area of the shade tree parking lot islands. Must be a minimum of 200 sq. ft. per tree. (200 sq. ft. = 1 tree; 400 sq. ft. = 2 trees)
 224. Every parking space shall be within 60 feet of the trunk of a tree. Show the 60 foot tree radius for all trees to ensure every parking space is within 60 feet of tree.
 225. In the Overlay District, provide landscaped islands throughout all surface-parking areas as required by the City of Peachtree Corners Buffer, Landscape and Tree Ordinance. Provide a minimum of one shade tree at the end of each parking bay.
 226. Provide dumpster pad location and enclosure detail for properties within the overlay district or properties that border dissimilar districts.
 227. In the Overlay District, dumpsters which may be seen from adjacent properties or public parking lots shall be screened on all four sides. Dumpsters shall be placed in the rear yard. Screening shall consist of three (3) solid walls of brick, stucco or split-face block construction to be consistent with the primary building material, at least six (6) feet in height, with 100 percent solid metal gates. Dumpsters shall be placed in the rear yard and may be located 0-feet from the property line, if the adjoining property is zoned non-residential and 0-feet from all applicable buffers, if the adjoining property is zoned residential. Generators shall be visually screened from adjacent properties.
 228. In the Overlay District:
 - A. For retail developments exceeding 125,000 square feet of gross floor area, at least 10% of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Community Development Director.
 - B. Up to 25% of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight (8) feet in width and 17 feet in depth.
 - C. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20% of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20% of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
 - D. For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented towards, the public right-of-way with the majority of parking to the sides and rear, where possible.
 - E. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.
 229. If located in the Overlay District, provide inter-parcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the Community Development Director only if it is demonstrated that an inter-parcel connection is not feasible due to traffic safety or topographic concerns.
 230. Provide sidewalk. Show compliance with the Article 5 Section 34-128.
 231. The sidewalk in the ROW should connect to the building sidewalk with ADA accessibility.
 232. In the Overlay District, sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by

- the Gwinnett County or Georgia Department of Transportation. It is encouraged that a minimum three-(3)-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.
233. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett County or Georgia Department of Transportation. **Provide note: bench and trashcan to be provided by the owner.**
234. Show location of mail kiosk and parking for kiosk.

SITE LIGHTING PLAN

235. Comply with lighting requirements found in our Green Building Policy located on our website: <https://www.peachtreecornersga.gov/home/showdocument?id=1574> All site lighting shall be designed so that the minimum and maximum levels of illumination as measured in foot-candles (f-c) at any one point meets the Green Building Policy Standards.
236. Provide Notes:
- **NOTE: All fixtures and poles shall meet the requirements of the city and all maintenance shall be the responsibility of the power provider. Fixtures shall be mounted a minimum of 16 feet above the ground and each fixture shall have appropriate arm length to illuminate the street.**
 - **NOTE: All lighting fixtures (luminaries) shall be cut-off luminaries, whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop Dish Refractors are prohibited.**
 - **NOTE: Only LED light source (lamp) may be used.**
 - **NOTE: Fixtures must be mounted in such a manner that the cone of the light is not directed at any property line of site. The minimum mounting height for a pole is 12 feet. The maximum mounting height for a pole is 25 feet excluding a 3-foot base.**
237. Show compliance with the Article 10 Section 1008 Parking Lot Lighting Standards.
238. Street lights shall be in accordance with Section 34-120 (f) of our ordinance found here: https://library.municode.com/ga/peachtree_corners/codes/code_of_ordinances?nodeId=PTIICOOR_CH34LADERE
239. Projects in the Overlay District also be compliant with Article 13 Section 1315.2.
- A. Street Lighting. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be LED. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads
 - B. Street lights in Peachtree Corners Overlay District shall utilize Cobrahead light fixture heads. Pole type design is Fluted Black and the maximum pole height is 40'.
 - C. Parking lot lighting. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be LED, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.
 - D. Lighting thought parking areas in Peachtree Corners Overlay District shall utilize Box Head light fixture heads. Pole type design is Fluted Black and the maximum pole height is 35'.

Overlay District Architectural Design

240. Signage; Temporary Uses

- A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
- B. Oversized Signs or Billboards shall not be permitted.
- C. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
- D. Blinking, exposed neon, portable and inflatable signage shall be prohibited.
- E. Peddlers shall be prohibited.

241. A. Architectural design of all non-residential buildings should comply with the following performance guidelines:

- (1) Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multi-story office (3-stories or greater) or hotel development subject to review and approval of the Director of Planning and Development.
- (2) Contrasting accent colors of any wall, awning or other feature shall be limited to no more than 15% of the total area for any single facade.
- (3) Metal sided or portable buildings shall be prohibited.
- (4) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (5) Except for restaurants, as noted in (6) below, buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4 in 12.
- (6) Restaurants of less than 5,000 square feet of gross floor area may have flat roofs under the following conditions: all HVAC equipment shall be screened from all sides; the exterior architectural treatment of the building shall consist of the same materials and detail for all of the building elevations; and, excluding fenestrations, the primary facing material shall be a minimum of 75% brick or stone. A building located on outparcels, or as part of a larger development, shall have similar materials and colors as the primary building. Alternate colors and materials may be approved by the Director.
- (7) Roofing materials for pitched or mansard roofs shall be limited to the following:
 - o Metal standing seam of earthtone or neutral color.
 - o Tile, slate or stone.
 - o Architectural dimensional shingles having two or more layers with a slate, or tile appearance.
- (8) All mechanical, HVAC and like systems shall be screened from street level view on all sides by an opaque wall or fence of brick, stucco or split-faced block and shall be consistent with the primary building material.
- (9) Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

B. Architectural design of all commercial/retail buildings should comply with the following additional performance guidelines:

- (1) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
- (2) Within Planned Shopping Centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
- (3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
- (4) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one (1) foot, and may be provided in height offset or facade projections such as porticoes or towers.

(5) Building design shall include minimum one (1) foot deep cornices, extending along the entire building.

(6) Building design shall include a minimum one (1) foot high contrasting base, extending along the entire front of buildings and the sides of buildings.

C. Architectural design of all attached residential buildings shall comply with the following performance guidelines: Architectural treatments of each building elevation shall be a minimum 50% brick, stone or stucco. The balance of each building elevation may be wood, wood shake or fiber cement-type siding.

Please contact the City of Peachtree Corners with questions and/or comments at 678-691-1200.

FYI: IT IS THE OWNERS/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.