

Developers Land Development Site Final

The following items must be received prior to Certificate of Occupancy, approval of Final Plat, or Certificate of Completion:

- Pass final site inspection to verify all punch-list items such as, but not limited to, paving, curb repair, pond maintenance, landscaping, ADA compliance, etc are complete. Final inspection can be scheduled with Land Development Inspector, Rob Hasse (rhasse@peachtreecornersga.gov)
- Complete Attachment A “Certificate of Development Conformance” of the CDC packet:
<https://www.peachtreecornersga.gov/home/showdocument?id=5280>
- Complete Attachment H “Warranty Agreement for Required Landscaping” of the CDC packet.
- A performance surety is required prior to CO for any incomplete work (unplanted landscaping, topping, etc) that was permitted in the LDP. Fill out the performance surety calculator and submit for City approval:
<https://www.peachtreecornersga.gov/home/showdocument?id=7208> Once City approves calculated amount, fill out either attachment D, G, or J of the CDC packet - depending on the performance surety type selected
- A maintenance surety is required prior to CO for all planted landscaping and work done in the Right-of-Way. Fill out the maintenance surety calculator and submit for City approval:
<https://www.peachtreecornersga.gov/home/showdocument?id=7206> Once city approves calculated amount, fill out either attachment E, F, or I of the CDC Packet- depending on the maintenance surety type selected
- Recorded Post-Construction BMP Maintenance Agreement. Have the City approved draft signed by the property owner, have document signed by the City’s Public Works Director, have document recorded with Gwinnett County Clerk, provide City a digital signed copy of the recorded SWFMA. SWFMA form can be found here:
<https://www.peachtreecornersga.gov/home/showdocument?id=7182>
- Provide digital pdf of the Post-Construction As-Built Survey of Site Plan, including Storm Drainage System and Stormwater Facility. Provide all stormwater as-built plan requirements found here:
<https://www.peachtreecornersga.gov/home/showdocument?id=7038>
- Post-Construction As-Built Hydrology Study. Study must verify that the Stormwater Facility was constructed in conformance with the designed and approved construction plans. Please provide a pdf of the study.
- Approval of as-built site plans by all outside agencies that approved LDP plans, prior to LDP being issued. They can either stamp the as-builts and you can provide us a digital copy of the stamped plans or they can sign the route sheet.
- Provide DWG AutoCAD file of the as-builts. Follow all CAD requirements on the specific guidance document here:
<https://www.peachtreecornersga.gov/home/showdocument?id=6980> Contact GIS Manager, Layi Taylor ltaylor@peachtreecornersga.gov, if you have any questions.
- For subdivisions: provide digital copy of Recorded Final Plat
<https://www.peachtreecornersga.gov/home/showdocument?id=2125>

City’s Land Development Project Closeout Checklist

The following will be completed by the City of Peachtree Corners 18 months after Final Plat approval, issuing CO or COC. Once completed, the project is considered closed out.

- Final Inspection
- If property disturbs more than 1 acre, a Notice of Termination is needed
- Releasing Sureties

Questions? Contact: Katherine Francesconi, Stormwater Engineer, kfrancesconi@peachtreecornersga.gov