



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
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Suite 150 1st Floor
Lawrenceville, GA 30046

Phone: (678) 518-6000
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PRJ # _____

LCP # _____

MRN # _____

RELATED CASES:

DEVELOPMENT REVIEW COMMENTS
SPECIMEN TREE CONCEPT PLAN AND TREE SURVEY

Date for Review _____ Reviewed by _____

Project Name _____

PLEASE ADDRESS ALL MARKED ITEMS

I. PLAN STATUS

The changes required by this review:

- Walk Through**
- Drop-Off, include a copy of these comments and one set of plans, do not drop off money. Bring to Suite 150- 1st floor One Justice any day of the week. Allow up to 5 days for re-review.**
- Section Re-Review, include a copy of these comments and one set of plans, do not drop off money. Bring to Suite 150-1st floor One Justice any day of the week. Allow up to 10 days for re-review.**

FYI if all comments are not addressed after the third review, a meeting will be required with County Staff, Designer and Owner/ Developer.

I. TREE SURVEY PLAN

- [] 1. _____ Label and locate specimen trees on tree survey. (B.L.T. 5.6.4.a)
- [] 2. _____ Label the diameter of each specimen tree on tree survey. (B.L.T. 5.6.4.a)
- [] 3. _____ Label each specimen trees genus or common name on tree survey. (B.L.T. 5.6.4.a)
- [] 4. _____ List the quantities of specimen tree on tree survey. (B.L.T. 5.6.4.a)
- [] 5. _____ Show the critical root zone or dripline (whichever is greater) for each specimen trees on tree survey. (B.L.T. 5.6.4.a)
- [] 6. _____ Label and locate specimen tree **stands** on tree survey. (B.L.T. 5.6.4.b)
- [] 7. _____ Show critical root zone or dripline (whichever is greater) of specimen tree **stands** on tree survey. (B.L.T. 5.6.4.b)
- [] 8. _____ Show location of existing structures on the tree survey. (B.L.T. 5.6.4.c)

II. SPECIMEN TREE CONCEPT PLAN

- [] 1. _____ Complete application form. (Route Sheet)_____
- [] 2. _____ No approvals or permits given until _____

- [] 3. _____ Provide location sketch. (Development Regulations. 10.1.3.j)_____
- [] 4. _____ Provide tie point. (Distance to closest right-of-way intersection). (D.R. 10.1.3.g) _____
- [] 5. _____ Provide boundary lines of the overall property to include bearings and distances. Provide source boundary information. (D.R. 10.1.3.g)_____
- [] 6. _____ Show scale, not to be less than 100 feet to one inch. (B.L.T 6.3.4.a)_____
- [] 7. _____ Show north arrow.(B.L.T.6.3.4.a)_____
- [] 8. _____ Provide project name. (B.L.T.6.3.4.a)_____
- [] 9. _____ Show District(s), Land Lot(s), Parcel(s) (B.L.T.6.3.4.a) _____

- [] 10. _____ Provide developer's name, address, e-mail, and phone number. Include a contact person. (B.L.T.6.3.4.b) _____
- [] 11. _____ Provide designer's name, address, e-mail, and phone number. Include a contact person.(B.L.T.6.3.4.c)_____
- [] 12. _____ Provide a conceptual site plan, (B.L.T. 5.6.4.)
Show:
 building footprint
 parking lots
 driveways,
 detention areas
 limits of disturbance
 other _____
- [] 13. _____ Show the location of the specimen trees on the specimen tree concept plan. (B.L.T. 5.6.4 a)
 label size of each specimen tree (diameter)
 label type of specimen tree (can be common name or genus)
- [] 14. _____ Show the critical root zone or dripline (whichever is greater) around each specimen tree on the specimen tree concept plan. (B.L.T. 5.6.4 a)
- [] 15. _____ Provide a landscape architect seal or certified arborist certification number or urban forester certification number. (B.L.T. 6.3.4.c) _____
- [] 16. _____ Provide a copy of the Preliminary Site Inspection Report. The Preliminary Site Inspection Report is given to the developer's certified arborist, landscape architect, or urban forester from the County's certified arborist at the Preliminary Site Meeting. If a Preliminary site meeting has not been conducted call Development Inspections Section at (678.518.6070) to schedule a Preliminary Site Meeting with a County certified arborist. (B.L.T. 5.6 a, 5.6.1)
- [] 17. _____ Delineate minimum yard areas. (B.L.T. 6.3.4.d) _____
- [] 18. _____ Delineate buffers as required by the Zoning Resolution. (B.L.T. 6.3.4.d) _____
- [] 19. _____ Delineate buffers as required as a condition of zoning. (B.L.T. 6.3.4.d) _____
- [] 20. _____ State zoning. (D.R. 10.1.3m)_____

- [] 21. _____ Note rezoning, special use permit, waiver, modification number(s) type(s), date(s) of approval(s) and all conditions on plans_____
- [] 22. _____ Show compliance with conditions of _____
- [] 23. _____ Total acreage of site (B.L.T. 6.3.4.e) _____
- [] 24. _____ Delineate all areas located within a 100 year flood plain (B.L.T. 6.3.4.f) _____
- [] 25. _____ Delineate and label existing trees to be retained in tree protection areas. Trees (with the exception of specimen trees) may be shown as an outline or by individual numbers. (B.L.T. 6.3.4.g) _____
- [] 26. _____ Provide a detail or description of protective tree fencing [B.L.T. 6.3.4.h (1)]
 orange mesh type fabric or polyethylene laminar safety fencing or,
 2 inch by 4 inch posts and 1 inch by 4 inch rails or,
 chain link fence, minimum 4 feet in height
- [] 27. _____ Provide silt fence measures to protect specimen tree save areas. For example: Type C silt fencing must be placed along the outer uphill edge of specimen tree critical root zone or dripline (whichever is greater). [B.L.T. 6.3.4.h (2)]
- [] 28. _____ Show proposed location of temporary construction activities such as equipment or worker parking, materials storage, burn holes, equipment washdown areas, and entrance pads. [B.L.T. 6.3.4.h (3)]
- [] 29. _____ Provide type and location of tree save area signs. To be in English and Spanish language that say stay out and tree save Spanish should read “No Entrada” for Stay Out and “Salve un Arbol” for tree save[B.L.T. 6.3.4.h (4), 5.6.2.f]
- [] 30. _____ Provide a note on plans: “Tree save signs shall be every 20 feet or a minimum of 4 signs per specimen tree”. (B.L.T. 5.6.2.f)
- [] 31. _____ Completed review of the Specimen Tree Concept Plan shows:
 (Qty) _____ Specimen trees proposed to be removed. Obtain Director’s approval. See B.L.T. Section 5.6.5 for procedure to follow for removal and recompense requirements.
 (Qty) _____ Specimen trees preserved on site.
- [] 32. _____ Provide note on plan: “This plan is conceptual in nature and does not constitute approval for construction or development. Additional regulations shall apply prior to permit issuance.”
- [] 33. _____ Provide four (4) copies of corrected/ approved plans to the Development Review Section for approval of Specimen Tree Concept Plan

