



Gwinnett County - Development Plan Review (DPR) Plan Review Checklist

Project Name			
Project Address			
Project Description			
Parcel Number		Case Number	XXX2016-00000
Zoning Case Number		Zoning	
Special Use Permit		Total Acres	
Change in Conditions		Disturbed Acres	
Related Cases			
Related Cases			
Review Date	Project Review History	Name of Customer	DPR Staff
	Initial Submittal Review		
	Re-review (1)		
	Re-review (2)		
	Re-review (3)		
	Director Review		

Re-submittal and Review Procedure

The Development Plan Review Checklist is attached. All Development Plan Review items must be clearly addressed before issuance of a permit or plan approval. All re-submittals must be a complete set of construction documents or plan set.

If all comments are not addressed after the third re-submittal/re-review, a meeting will be required with County Staff, Project Owner, Developer, Engineer, Landscape Architect, and Certified Arborist.

After the third re-submittal/re-review an additional permit review fee of 25% of the total plan review fee is due if unresolved Development Plan Review Checklist items remain. Payment of the fee is required prior to furthering the review by the Department of Planning and Development.

An appointment may be scheduled with the Development Plan Review Staff after the construction documents or plans have been revised to address all review comments. Call 678-518-6000 to schedule an appointment. Walk-in, and Drop-off reviews are available.

Gwinnett County - Development Plan Review
 Department of Planning and Development
 One Justice Square, 446 West Crogan Street, Suite 150, Lawrenceville, Georgia 30046
 678-518-6000
www.gwinnettcounty.com

Staff, Department, and Agency Contact Information

The Name of the Development Plan Review Staff Who Performed the Initial Review

Planner:

Development Plan Review Manager

Cyndi Sloan

678-518-6011

cyndi.sloan@gwinnettcountry.com

Development Plan Review Staff

Sharon Cook

Planner I

678-518-6017

sharon.cook@gwinnettcountry.com

Maria Serban

Planner II

678-518-6016

maria.serban@gwinnettcountry.com

Terri Drabek

Planner I

678.518.6018

terri.drabek@gwinnettcountry.com

Lauren Tidwell

Planner II

678-518-6014

lauren.tidwell@gwinnettcountry.com

Susan Owen

Administrative Support Associate II

678.518.6034

susan.owen@gwinnettcountry.com

Sections and Departments

Development Inspections

678-518-6000

Storm Water Sewer Plan Review

678-518-6000

Fire Plan Review

678-518-6000

Current Planning

678-518-6000

Building Plan Review

678-518-6040

Building Permits Office

678-518-6020

Licensing and Revenue

678-377-4100

Tax Assessors Office

770-822-7200

Gwinnett County DOT

Michael Johnson

770-822-7426

Department of Community Services

Marcie Moore

770-822-8840

Related State Agencies

Environmental Health Section

770-963-5132

Georgia DOT

Richard Crowe

770-531-5804

Development Plan Review Checklist

Case Number

XXX2016-00000

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			CRITERIA
PCA00 PROJECT CRITERIA AND DRAWING FORMAT			
NOT MET	PCA01	Provide the following information and criteria for all projects on the cover sheet:	
NOT MET	PCA02	Case Number	
NOT MET	PCA03	Project Name	
NOT MET	PCA04	Project Address	
NOT MET	PCA05	Tax Map Identification Number (Parcel Number)	
NOT MET	PCA06	Zoning	
NOT MET	PCA07	Zoning Case Numbers	
NOT MET	PCA08	Total Acres	
NOT MET	PCA09	Total Disturbed Acres	
NOT MET	PCA10	Floodplain Acres	
NOT MET	PCA11	Conservation Space Acres	
NOT MET	PCA12	Easement (Gas and Utility) Acreage	
NOT MET	PCA13	Recreation Area Acreage	
NOT MET	PCA14	Net Acres	
NOT MET	PCA15	Building Height	
NOT MET	PCA16	Heated Floor Area	
NOT MET	PCA17	Unheated Floor Area	
NOT MET	PCA18	Quantity of Existing Parking Spaces	
NOT MET	PCA19	Quantity of Proposed Parking Spaces	
NOT MET	PCA20	Total Quantity of Parking Spaces	
NOT MET	PCA21	Total Number of Trees Planted Inside Buffer	
NOT MET	PCA22	Total Number of Trees Planted Outside of the Buffer	
NOT MET	PCA23	Total Number of Trees Planted	
NOT MET	PCA24	Total Percentage of Tree Canopy	
NOT MET	PCA25	xxx	
NOT MET	PCA26	xxx	
NOT MET	PCA27	xxx	
NOT MET	PCA28	Payment of the plan review fee is required prior to further review by the Department of Planning and Development.	
NOT MET	PCA29	Plans have NOT met the criteria for the One Stop Plan Approval Meeting . When all major comments have been addressed staff denotes the plans meet the criteria for the One Stop Plan Approval Meeting .	
MET	PCA30	Plans have met the criteria for the One Stop Plan Approval Meeting . Appointments are received for 8:00 am through 10:30 am every Thursday. Please call 678.518.6000 and ask to schedule an appointment with the Administraiton Assistant in the Development Plan Review Section.	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT CRITERIA		
NOT MET	PCA31	Walk Through
NOT MET	PCA32	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.
NOT MET	PCA33	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.
NOT MET	PCA34	Appointment, an appointment may be scheduled with a plan reviewer after the plans have been revised to address all review comments. Call 678.518.6000 to schedule an appointment.
NOT MET	PCA35	When all comments have not been addressed after the third review, a meeting will be required with County Staff, Designer, Consultants, Owner and Developer. A resubmittal/re-review fee of 50% of the total development permit plan review fee is due upon completion of the 3rd re-review of project documents because unresolved plan review checklist items remain.
FYI	PCA36	Please be advised that in order to keep our records current it has become standard procedure for the Development Plan Review Unit to purge files regularly. If there is no action toward addressing the checklist comments within the 6-month period following this review, this file will be discarded by the Department of Planning and Development.
NOT MET	PCA37	xxx
NOT MET	PCA38	xxx
NOT MET	PCA39	xxx
PCB00 GRAVESITE/HISTORICAL AREA		
NOT MET	PCB01	According to our gravesite inventory, your proposed development is in the vicinity of a Gwinnett County gravesite or historical area. Please provide information on plans to preserve this area as required by Georgia Law.
NOT MET	PCB02	xxx
NOT MET	PCB03	xxx
NOT MET	PCB04	xxx
PCC00 DEVELOPMENT OF REGIONAL IMPACT		
NOT MET	PCC01	This project appears to meet or exceed the threshold established for a Development of Regional Impact. Contact the Planning Division to submit a form for processing to the Atlanta Regional Commission.
NOT MET	PCC02	This project appears to meet or exceed the threshold established for a Development of Regional Impact with over 400 lots. Contact the Planning Division to submit a form for processing to the Atlanta Regional Commission. 678-518-6200
NOT MET	PCC03	xxx
NOT MET	PCC04	xxx
NOT MET	PCC05	xxx
PCD00 CHATTAHOOCHEE RIVER CORRIDOR CRITERIA		
NOT MET	PCD01	Site to meet requirements of the Chattahoochee Corridor Plan of the Metropolitan River Protection Act. (UDO 330-10.1)
NOT MET	PCD02	Site is located in the Chattahoochee River Corridor. Additional review will be required. Drop-off plans with a Planner for review after addressing comments related to the Chattahoochee River Corridor.



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT CRITERIA

NOT MET	PCD03	Provide note on plan: "Lots are within the Chattahoochee River Corridor and shall comply with Metropolitan River Protection Act (MRPA) Regulations". (UDO 330-10.1)
NOT MET	PCD04	Show & label Land Vulnerability Categories on plat.
NOT MET	PCD05	Provide Atlanta Regional Commission /Chattahoochee River Corridor (ARC/CRC) lot chart on plan including all land vulnerability categories, allowable impervious and cleared area for lot by lot allocations, and proposed impervious and cleared area for lot by lot allocations. (UDO 330-20.1.B)
NOT MET	PCD06	Provide Chattahoochee River Corridor Certificate of Development case number.
NOT MET	PCD07	Provide overall site impervious surface and land disturbance/clearing allowances based on the allowances obtained in the Certificate of Development issued by the Atlanta Regional Commission.
NOT MET	PCD08	Provide lot by lot Impervious surface sq. ft. calculations in chart format.
NOT MET	PCD09	Provide lot by lot land disturbance/clearing sq. ft. calculations in chart format.
NOT MET	PCD10	For FPL: Label each lot that is within the Chattahoochee River Corridor with a House Location Plan notation. (HLP). (UDO 330-30.3.B)
FYI	PCD11	<i>When the lot is located within the Chattahoochee River Corridor the House Location Plan shall provide the location of each area by Land Vulnerability Category and calculations of impervious and clearance by category, or other such data in accordance with the Certificate for the subdivision approved under the Metropolitan River Protection Act. (UDO 320-140.5.C.8)</i>
NOT MET	PCD12	For FPL: Provide a note on plat stating: "Lots located within the Chattahoochee River Corridor shall provide a House Location Plan to the Department prior to approval and issuance of a building permit."
NOT MET	PCD13	For FPL: Provide a note on plat stating: "An as-built survey showing the Land Vulnerability Categories and impervious and cleared sq. ft. allowances, and impervious and cleared sq. ft. utilizations shall be required prior to the issuance of a Certificate of Occupancy. (UDO 320-140.5.D) and (UDO320-130.3)"
NOT MET	PCD14	
NOT MET	PCD15	xxx
NOT MET	PCD16	xxx
NOT MET	PCD17	xxx

PCE00 DEVELOPMENT PLAN REVIEW DATA CHARTS

NOT MET	PCE01	Provide the appropriate Development Plan Review Data Chart on the cover sheet of the plan set and complete the required information found at: http://www.gwinnettcounty.com/Departments/PlanningandDevelopment/Forms/ scroll to Development Plan Review Data Charts.
NOT MET	PCE02	Provide an open space compensation chart on plan to include the total amount of lot area reduced (in square feet), the total amount of open space required, and the total amount of open space provided.
NOT MET	PCE03	Provide the "Open Space Chart for Modified Development" on the cover sheet and complete the open space calculations. The chart is located on the Gwinnett County web site found at: www.gwinnettcounty.com/Departments/PlanningandDevelopment/Forms/DevelopmentPlanReview/ scroll to Development Plan Review Data Charts.
NOT MET	PCE04	Provide the "Density Chart for Modified Developments" on the cover sheet. The chart is located on the Gwinnett County website found at: www.gwinnettcounty.com/Departments/PlanningandDevelopment/Forms/DevelopmentPlanReview/ scroll to Development Plan Review Data Charts.

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	CRITERIA
NOT MET	PCE05	Provide calculations for modified subdivision open space for this unit and a cumulative chart including all previous units. Show total open space provided, amount/percentage above floodplain, and amount in power line easement(s). Required recreation area or detention pond(s) may not be credited toward open space total.	
NOT MET	PCE06	For CSO subdivision complete the Conservation Chart and provide on plan. The chart is located on the Gwinnett County web site found at " www.gwinnettcountry.com/Departments/PlanningandDevelopment/Forms/DevelopmentPlanReview/scroll to Data Charts ."	
NOT MET	PCE07	xxx	
NOT MET	PCE08	xxx	
NOT MET	PCE09	xxx	
PCF00 PROPERTY OWNER'S ASSOCIATION CRITERIA			
NOT MET	PCF01	Please submit the attached "Open Space Deeds, Recreation Area Deeds, and other Documents Affidavit Form" prior to approval of this subdivision development plan. (UDO 360-110.1.D)	
NOT MET	PCF02	Provide recorded articles of incorporation, declaration of covenants and restrictions of the mandatory property owner's association. (UDO 360-110.1.D)	
NOT MET	PCF03	Provide a completed "Property Owner's Association Bylaws Certification" form.	
NOT MET	PCF04	Provide a maintenance responsibility statement on plat. Maintenance shall include replacement and trimming of trees. Maintenance guidelines to be listed as part of the Property Owner's Association Bylaws. (UDO 360-110.1.D)	
NOT MET	PCF05	Provide an Addendum sheet or Supplemental Declaration to annex this unit into Declaration Of Covenants.	
NOT MET	PCF06	Provide protective covenants with dates.	
NOT MET	PCF07	Add the following note to your plans: "Gwinnett County DOES NOT enforce Protective Covenants. It is the responsibility of the homeowners to ensure compliance with the Protective Covenants"	
NOT MET	PCF08	xxx	
NOT MET	PCF09	xxx	
NOT MET	PCF10	xxx	
PCG00 OTHER CRITERIA			
NOT MET	PCG01	Applicant must provide written verification from Georgia Environmental Protection Division that a permit is not required for the proposed recycling center.	
NOT MET	PCG02	Obtain signature of approval from Environmental Health for "Health Department Certification" statement on plat for lots served by septic systems.	
NOT MET	PCG03	xxx	
NOT MET	PCG04	xxx	
NOT MET	PCG05	xxx	

Development Plan Review Checklist

Case Number XXX2016-00000

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
ZA00 ZONING		
NOT MET	ZA01	State zoning of property.
NOT MET	ZA02	State proposed use.
NOT MET	ZA03	Use shown is not permitted in this district.
NOT MET	ZA04	Provide this office with signed copy of the Rezoning Resolution and/or Special Use Permit
NOT MET	ZA05	Show and label zoning district lines if more than one zoning.
NOT MET	ZA06	Provide rezoning, special use permit, change in conditions, number(s), date(s) of approval <u>and all conditions</u> on plans.
NOT MET	ZA07	Show compliance with the following conditions:
NOT MET	ZA08	XXXX
NOT MET	ZA09	XXXX
NOT MET	ZA10	XXXX
NOT MET	ZA11	XXXX
NOT MET	ZA12	XXXX
NOT MET	ZA13	XXXX
NOT MET	ZA14	XXXX
NOT MET	ZA15	XXXX
NOT MET	ZA16	XXXX
NOT MET	ZA17	XXXX
NOT MET	ZA18	XXXX
NOT MET	ZA19	XXXX
NOT MET	ZA20	XXXX
NOT MET	ZA21	XXXX
NOT MET	ZA22	XXXX
NOT MET	ZA23	XXXX
NOT MET	ZA24	XXXX
NOT MET	ZA25	XXXX
NOT MET	ZA26	XXXX
NOT MET	ZA27	XXXX
NOT MET	ZA28	XXXX
NOT MET	ZA29	XXXX
NOT MET	ZA30	XXXX

ZONING

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT **ZONING**

NOT MET	ZA31	<p>When a condition of zoning calls for specific architectural treatments, a note shall be placed on the final plat: "Architectural elevations for all lots shall be submitted for Director's approval prior to issuance of any building permits."</p> <p>Building permits will not be issued until the above, required architectural elevations are submitted and approved. We strongly suggest the architectural elevations be submitted BEFORE approval of final plat to allow for review time and approval.</p>
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ZB00 VARIANCES/WAIVERS and/or MODIFICATIONS

NOT MET	ZB01	Provide variance, waiver and/or modification number(s), date(s) of approval, <u>and all conditions</u> on plans and describe what each request was for.
NOT MET	ZB02	Show compliance with the following conditions:
NOT MET	ZB03	XXXX
NOT MET	ZB04	XXXX
NOT MET	ZB05	XXXX
NOT MET	ZB06	XXXX
NOT MET	ZB07	XXXX
NOT MET	ZB08	XXXX
NOT MET	ZB09	XXXX
NOT MET	ZB10	XXXX
NOT MET	ZB11	XXXX
NOT MET	ZB12	XXXX
NOT MET	ZB13	XXXX
NOT MET	ZB14	XXXX
NOT MET	ZB15	XXXX
NOT MET	ZB16	XXXX
NOT MET	ZB17	XXXX

Development Plan Review Checklist

Case Number

XXX2016-00000

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	GENERAL
GA00		GENERAL	
NOT MET	GA01	Obtain electronic signatures of approval and stamped approval from all applicable plan review sections and departments on all four (4) complete sets of plans when plans are finalized.	
NOT MET	GA02	No approvals given until:	
NOT MET	GA03	No Certificate of Occupancy or Certificate of Completion will be issued until:	
NOT MET	GA04	Specimen Tree Concept Plan and tree survey shall be submitted prior to submittal and acceptance of a development permit application. (UDO 320-20.2)	
NOT MET	GA05	No plan review will be conducted until submittal of a concept plan. (required CSO, OSC, TND R-100 MOD, R-75 MOD, RZT, RTH, R-SR, MU-N, MU-C, MU-R and HRR zoning districts) (UDO 320-10.2), (UDO 5-20.8 R-100 & R-75 MOD), (UDO 5-30.7 - CSO), (UDO 5-60.5 -R-ZT),	
NOT MET	GA06	No approvals given until approval of concept plan. If concept plan has been approved provide date of approval on plans and one copy of approved plan.	
NOT MET	GA07	Provide a copy of the approved concept plan.	
NOT MET	GA08	Provide Conceptual Site Plan drawn to scale. (non-residential project)	
NOT MET	GA09	If concept plan is to be withdrawn do so in writing.	
NOT MET	GA10	No approvals or permits given until site has satisfied applicable subdivision requirements. Site appears to be subdivided from a larger parcel.	
NOT MET	GA11	No Certificate of Occupancy will be issued prior to the submittal, review, and approval of a Final Plat to subdivide the property.	
NOT MET	GA12	Withdraw previously submitted plans in writing.	
NOT MET	GA13	Label plan "Subdivision Development Plan". To contain all lots road improvements, notes easements, required statements, and all other pertinent information on a single sheet. (unless a match line system is used) (UDO 320-40)	
NOT MET	GA14	No approvals given until preliminary plat is revised. Layout of final plat differs from preliminary plat.	
NOT MET	GA15	No approvals given until issuance of a commercial development permit for the required active recreation areas as shown on the preliminary plat.	
NOT MET	GA16	Provide developer's/subdivider's name, address, email, and phone number. Include a contact person. (UDO 320-30.5.B) (UDO 320-40.5.B)	
NOT MET	GA17	Provide the owner's name, address, email, and phone number. Include a contact person. (UDO 320-30.5.B) (UDO 320-40.5.B)	
NOT MET	GA18	Provide designer's name, address, email, and phone number. Include a contact person. (UDO320-30.5.C) (UDO 320-40.5.C)	
NOT MET	GA19	Provide surveyor's name, address, email, and phone number. (UDO 320-40.5.C)	
NOT MET	GA20	List any previously assigned project names. (UDO 320-40.5.H)	
NOT MET	GA21	Provide project name. (UDO 320-30.5.A)	
NOT MET	GA22	Provide a complete closed boundary survey, closure information, date of survey, and scale. (UDO 320-30.5.D and.I) (UDO 320-40.5.D. and I)	
NOT MET	GA23	Provide a complete closed boundary survey with lot dimensions and bearings. Show dimensions to nearest tenth of a foot. Provide date of survey. (UDO 320-30.5.D. and I)	
NOT MET	GA24	Provide a complete certified closed boundary survey, to scale with north arrow. Provide date of survey. (UDO 320-30.5.D. and I) (UDO 320-40.5.D. and I)	
NOT MET	GA25	Provide boundary lines of the overall property to include bearings and distances. Provide source boundary information. (UDO 320-30.5.I) (UDO 320-40.5.I)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			GENERAL
NOT MET	GA26	Show Unit number.(UDO 320-30.5.O)	
NOT MET	GA27	Show District(s), Land Lot(s), Parcel(s) (UDO 320-30.5.F) (UDO 320-40.5.F)	
NOT MET	GA28	Show scale. (UDO 320-30.5.D) (UDO 320-40.5.D)	
NOT MET	GA29	Show scale. Not to be less than 100 feet to one inch. (UDO 320-30.5.D) (UDO 320-40.5.D)	
NOT MET	GA30	Show north arrow. (UDO 320-30.5.D) (UDO 320-40.5.D)	
NOT MET	GA31	Provide location sketch/ vicinity map.(UDO 320-30.5.G) (UDO 320-40.5.G)	
NOT MET	GA32	Provide tie point. (Distance to closest right-of-way intersection. For lineal projects: (Distance to closest right-of-way intersection from the starting point) (UDO 320-30.5.V) (UDO 320-40.5.U)	
NOT MET	GA33	Contact the Tax Mapping Division in the Tax Assessor's Department (770.822.7200) to combine all parcels into one parcel. Provide copy of stamped recombination form to Development Plan Review. Provide combined parcel number on plan.	
NOT MET	GA34	Provide a current parcel number for the combined tracts.	
NOT MET	GA35	Obtain tax parcel number(s) for each lot.	
NOT MET	GA36	Obtain electronic signature from Tax Mapping prior to approval of Streets and Addressing.	
NOT MET	GA37	Label individual tax parcel number for each lot on plan. (UDO 320-40.5.N)	
NOT MET	GA38	Provide subdivision name. (UDO 320-40.5.A)	
NOT MET	GA39	Provide unit number. (UDO 320-40.5.P)	
NOT MET	GA40	Show acreage (total acreage and sq. ft. area for each lot).	
NOT MET	GA41	State total acreage of site, gross and net acres.	
NOT MET	GA42	Show gross and net acreage.	
NOT MET	GA43	Show acreage of the site. Include total acreage of the site and the acreage for the limits of disturbed area.	
NOT MET	GA44	For TND: Provide the total parcel area of the project in acres. (UDO 210-80.7.A)	
NOT MET	GA45	For TND: Provide additional acres for total project. (Minimum is 7 acres). (UDO 210-80.7.A)	
NOT MET	GA46	Provide a minimum of 10 contiguous acres for Open Space Conservation (OSC) subdivisions. (UDO 210-50.12.A)	
NOT MET	GA47	Provide a minimum of 10 contiguous acres for Conservation Subdivision Overlay (CSO) subdivisions. (UDO 5-30.15.A)	
NOT MET	GA48	Show all existing structures, if any, and note their disposition.	
NOT MET	GA49	Note subdivision name, lot number, and block letter containing this site. (UDO 320-40.5.A. and N)	
NOT MET	GA50	Show adjoining property information (subdivision name, lot numbers, block letters, unit number, and zoning; or adjoining property owners and zoning). (UDO320-40.5.R)	
NOT MET	GA51	Show all property proposed for development under one ownership including all property within the same zoning district. UDO 320-10.1.C.8)	
NOT MET	GA52	Boundary does not correspond with tax maps; or creates a landlocked remnant. Discuss.	
NOT MET	GA53	Proposed subdivision name must be approved prior to approval of the Preliminary Plat.	
NOT MET	GA54	Label tax parcel number for each lot on plat.	
NOT MET	GA55	Provide street addresses for each lot on plat. Street addresses must be approved prior to Final Plat Approval.	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			GENERAL
NOT MET	GA56	Provide complete surveying data.	
NOT MET	GA57	Show pins set at all corners and note as such. Note pin size and type.	
NOT MET	GA58	For multi-family and nonresidential site developments show location and arrangement of buildings, parking areas, stormwater detention areas.	
NOT MET	GA59	xxxx	
NOT MET	GA60	xxxx	
NOT MET	GA61	xxxx	
GB00 DENSITY			
NOT MET	GB01	Note Density. Show gross and net.	
NOT MET	GB02	Note Density.	
NOT MET	GB03	State Gross and Net Density on plan.	
NOT MET	GB04	Gross and Net Density Not to exceed _____ (See definitions for Density, Gross and Density, Net in the UDO)	
NOT MET	GB05	For OSC Subdivisions: State percentage of common area/conservation space provided on plan; state density bonus; and state overall density (du/acre). (UDO 210-50.12.1)	
NOT MET	GB06	For CSO Subdivisions: Note Density (net density). Not to exceed: [] R-100 - 2.3 units/acre with 40% Conservation Space [] R-100 - 3.0 units/acre with 50% Conservation Space [] R-75 - 3.0 units/acre with 40% Conservation Space	
NOT MET	GB07	For TND: Provide density. (Maximum 8.0 du./ac. (UDO 210-80.7.B)	
NOT MET	GB08	For TND: Provide density bonus du./ac. (UDO 210-80.7.B.1) (Table 210.3)	
NOT MET	GB09	xxxx	
NOT MET	GB10	xxxx	
NOT MET	GB11	xxxx	
GC00 UTILITIES and OTHER			
NOT MET	GC01	Show, label, and dimension location of all existing and proposed utilities and easements.	
NOT MET	GC02	Show sewer lines, manholes and easements.	
NOT MET	GC03	Show location and size of water lines and fire hydrants.	
NOT MET	GC04	Show all easements, size and type.	
NOT MET	GC05	Provide easement agreement for off site work.	
NOT MET	GC06	Provide easement agreement for common use of driveways.	
NOT MET	GC07	Provide easement agreement for work in power/gas easement.	
NOT MET	GC08	Provide easement agreement from _____ for work in:	
NOT MET	GC09	Provide a letter from the power company authorizing construction within the right of way.	
NOT MET	GC10	Provide note on plan: "Utilities shall be located underground". (UDO 210-50.14, 210-80.14, 210-90.9, 210-100.6, 210-225.11, and 220-30.3)	
NOT MET	GC11	Provide utility detail on plan. Standard drawing detail number 501 and/or Standard drawing detail number 503	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			GENERAL
NOT MET	GC12	Provide detail (Gwinnett County Standard Detail 503.) Revise right-of way dimension to match concept plans.	
NOT MET	GC13	State on plans whether proposed site is to be on sewer or septic.	
NOT MET	GC14	List utility information for water and sewage disposal.	
NOT MET	GC15	Note on plans water and sewer/ waste provider.	
NOT MET	GC16	Note source of water and method of sewage disposal.	
NOT MET	GC17	Note subdivision to be connected to public sanitary sewer system.	
NOT MET	GC18	Show sign easements on two corner lots at subdivision entries.	
NOT MET	GC19	Provide standard drawing detail number 503 utility detail on plans for single family residential detached subdivisions. Revise street right of way distance to show proposed dimensions.	
NOT MET	GC20	xxxx	
NOT MET	GC21	xxxx	
NOT MET	GC22	xxxx	
GD00 TND UTILITY SPECIFICS			
NOT MET	GD01	Provide a note stating utilities shall be located underground. (UDO 210-80.14.A)	
NOT MET	GD02	Re-locate utility easement to be at the outer edge of street right-of-ways or in the cases of private streets outside of the back of curb. (UDO 210-80.14.B)	
NOT MET	GD03	Re-locate water and sewer utilities to be in street right-of-way or in the cases of private streets in the utility easement. (UDO 210-80.14.A)	
NOT MET	GD04	xxxx	
NOT MET	GD05	xxxx	
NOT MET	GD06	xxxx	
GE00 CONCEPT PLAN APPROVAL STATEMENTS			
NOT MET	GE01	Provide signed owner's authorization statement. (UDO 320-10.1.C.9)	
NOT MET	GE02	Provide Department of Planning and Development approval statement. (UDO 320-10.C.21)	
NOT MET	GE03	xxxx	
NOT MET	GE04	xxxx	
NOT MET	GE05	xxxx	
GF00 SITE DEVELOPMENT PLAN APPROVAL STATEMENTS			
NOT MET	GF01	Provide Certificate of Development Plans Approval statement on cover. (UDO 320-30.5.W)	
NOT MET	GF02	xxxx	
NOT MET	GF03	xxxx	
NOT MET	GF04	xxxx	
GG00 SUBDIVISION DEVELOPMENT PLAN APPROVAL STATEMENTS			
NOT MET	GG01	Provide Certificate of Development Plans Approval statement on cover. (UDO 320-40.5.V)	
NOT MET	GG02	xxxx	
NOT MET	GG03	xxxx	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			GENERAL
NOT MET	GG04	xxxx	
GH00 Non-residential Final Plat for "Platting Only" Approval Statements			
NOT MET	GH01	Provide signed "Final Registered Land Surveyor's Certificate". (UDO 320-110.6.A)	
NOT MET	GH02	Provide signed "Owners Acknowledgement & Declaration" (UDO 320-110.6.B)	
NOT MET	GH03	Provide "Final Plat Approval" statement for Director's signature. (UDO 320-110.6.C)	
NOT MET	GH04	Provide signed "Environmental Health Section Certification" on plat for subdivisions served by septic tanks. (UDO 320-110.6.D)	
NOT MET	GH05	xxxx	
NOT MET	GH06	xxxx	
NOT MET	GH07	xxxx	
GI00 FINAL PLAT APPROVAL STATEMENTS			
NOT MET	GI01	Provide signed "Final Registered Land Surveyor's Certificate". (UDO 320-120.7.A)	
NOT MET	GI02	For Final Plats provide Registered Land Surveyor's seal and signature in contrasting color. (For recordation requirements call Gwinnett County Clerk's Office, Deeds and Records 770.822.8100)	
NOT MET	GI03	Provide signed "Owners Acknowledgement & Declaration" (UDO 320-120.7.B)	
NOT MET	GI04	Provide "Final Plat Approval" statement for Director's signature. (UDO 320-120.7.C)	
NOT MET	GI05	Provide signed "Environmental Health Section Certification" on plat for subdivisions served by septic tanks. (UDO320-120.7.D)	
NOT MET	GI06	xxxx	
NOT MET	GI07	xxxx	
NOT MET	GI08	xxxx	
GJ00 OTHER APPROVAL STATEMENTS, SEALS and SIGNATURES			
NOT MET	GJ01	Provide registered land surveyor seal with signature and certification on plat.	
NOT MET	GJ02	Provide registered landscape architect seal with signature and certification on plan(s).	
NOT MET	GJ03	Provide professional registered engineer's seal with signature and certification on plan(s).	
NOT MET	GJ04	Provide authorized registered professional seal with signature and certification on plan(s).	
NOT MET	GJ05	Provide certified arborist registration number on plan(s).	
NOT MET	GJ06	Provide professional's registration or certification information on plan(s).	
NOT MET	GJ07	xxxx	
NOT MET	GJ08	xxxx	
NOT MET	GJ09	xxxx	
GK00 OVERLAY DISTRICTS			
NOT MET	GK01	Provide note on plans: "Site is located in the Braselton Highway(S.R.124)/Gravel Springs Rd. (S.R.324)/Hamilton Mill Rd. Overlay District and shall meet overlay requirements".	
NOT MET	GK02	Provide note on plans: "Site is located in the Centerville/Georgia Hwy 124 Overlay District and shall meet overlay requirements".	
NOT MET	GK03	Provide note on plans: "Site is located in the Civic Center Overlay District and shall meet overlay requirements".	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			GENERAL
NOT MET	GK04	Provide note on plans: "Site is located in the Grayson/Georgia Highway 20 Overlay District and shall meet overlay district requirements".	
NOT MET	GK05	Provide note on plans: "Site is located in the Mall of Georgia Overlay District and shall meet overlay requirements".	
NOT MET	GK06	Provide note on plans: "Site is located in the U.S. Highway 78 Overlay District and shall meet overlay requirements".	
NOT MET	GK07	Site is located in the Braselton Highway(S.R.124)/Gravel Springs Rd. (S.R.324)/Hamilton Mill Rd. Overlay District. No land disturbance allowed prior to issuance of a development permit.	
NOT MET	GK08	Site is located in the Centerville/Georgia Hwy 124 Overlay District. No land disturbance allowed prior to issuance of a development permit.	
NOT MET	GK09	Site is located in the Civic Center Overlay District. No land disturbance allowed prior to issuance of a development permit.	
NOT MET	GK10	Site is located in the Grayson/Georgia Highway 20 Overlay District. No land disturbance allowed prior to issuance of a development permit.	
NOT MET	GK11	Site is located in the Mall of Georgia Overlay District. No land disturbance allowed prior to issuance of a development permit.	
NOT MET	GK12	Site is located in the U.S. Highway 78 Overlay District. No land disturbance allowed prior to issuance of a development permit.	
NOT MET	GK13	xxxx	
NOT MET	GK14	xxxx	
NOT MET	GK15	xxxx	
NOT MET	GK16	xxxx	
GL00 GRADING			
NOT MET	GL01	Provide complete grading plan clearly showing existing and proposed contour lines at a minimum of 2' intervals.	
NOT MET	GL02	Clearly define and show limits of clearing; or clearing and grubbing; or grading.	
NOT MET	GL03	Clearly state type of plans: "Limited to Clearing Only"	
NOT MET	GL04	Clearly state type of plans: "Limited to Clearing & Grubbing Only"	
NOT MET	GL05	Clearly state type of plans: "Limited to Grading Only"	
NOT MET	GL06	Environmental Health Section signature of approval is required. (770.963.5132)	
NOT MET	GL07	Note maximum cut or fill slopes (2H:1V).	
NOT MET	GL08	Provide standard drainage liability note.	
NOT MET	GL09	Provide "Public Drainage Statement" on plat. (UDO320-120.7.E)	
NOT MET	GL10	xxxx	
NOT MET	GL11	xxxx	
NOT MET	GL12	xxxx	
NOT MET	GL13	xxxx	
GM00 MULTI-FAMILY DEVELOPMENTS			

GENERAL

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

NOT MET	GM01	Provide a wrought iron or chain link fence no less than four feet in height around entire perimeter of property. Fence height in front building setback to be a maximum of four feet in height. Fence in rear and side setback to be a maximum of eight feet in height. Note fence heights on plan. (Fence material other than wrought iron or chain link to be reviewed and approved by the Director of Planning & Development.) (Property Maintenance Ordinance Section 14-301)
NOT MET	GM02	xxxx
NOT MET	GM03	xxxx
NOT MET	GM04	xxxx
NOT MET	GM05	xxxx
GN00 NOTES		
NOT MET	GN01	Provide note on plan: "Contractor shall call Development Inspections to schedule a Pre-Construction Meeting prior to the start of any Construction 678.518.6000".
NOT MET	GN02	Provide note on plan: "Notify Gwinnett County Inspector 24 hours before beginning of every phase of construction 678.518.6000".
NOT MET	GN03	Provide note on plan: "No Certificate of Occupancy will be issued until all site improvements have been completed".
NOT MET	GN04	Provide note on plan: "No drive-up windows are to be installed".
NOT MET	GN05	Provide note on plan: "No outside storage proposed. This includes supplies, equipment, vehicles, products, etc".
NOT MET	GN06	Provide note on plan: "Signs, location, number, and size are not approved under this building permit. A separate permit is required for each sign".
NOT MET	GN07	Provide note on plan: "All construction to comply with Gwinnett County Standards".
NOT MET	GN08	Provide note on plan: "No Oversized Signs are permitted".
NOT MET	GN09	Provide note on plan: "Natural vegetation shall remain on the property until issuance of a development permit. No interim land disturbance permits shall be issued".
NOT MET	GN10	Provide note on plan: "If no curb and gutter exists on existing roadway, the sidewalks must be further setback from the edge of pavement. Location to be approved by Department of Transportation".
NOT MET	GN11	xxxx
NOT MET	GN12	xxxx
NOT MET	GN13	xxxx

Development Plan Review Checklist

Case Number XXX2016-00000

STATUS			COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	DIMENSIONS	
DA00 STANDARD DIMENSIONS						
NOT MET	DA01	Show a front building setback line off of rights-of-way.				
NOT MET	DA02	Relocate structures behind setback lines.				
NOT MET	DA03	Vacuum islands, telephone kiosks, air and water stands must be behind 50' front building setback line and 5' off the side and rear property line.				
NOT MET	DA04	Show all easements, utility easements, water lines, hydrants, sewer lines, etc.				
NOT MET	DA05	Show closest distance from structure to side and rear property lines.				
NOT MET	DA06	Show closest distance between buildings. Minimum distance to be per Fire & Building Codes.				
NOT MET	DA07	Identify each building. Show same identification on building plans.				
NOT MET	DA08	Show all roof overhangs, if any. If none, state such on plans.				
NOT MET	DA09	Show and provide access to all overhead doors. If none are proposed state such on plan.				
NOT MET	DA010	Show canopy with all dimensions, if any. If none, state such on plan.				
NOT MET	DA011	Show all building dimensions on site plans. Dimensions to match those shown on architectural plans.				
NOT MET	DA012	Provide total number of units and breakdown units by number of bedrooms.				
NOT MET	DA013	Provide total square footage and square footage breakdown by use. To match amount specified in architectural plans.				
NOT MET	DA014	xxx				
NOT MET	DA015	xxx				
NOT MET	DA016	xxx				
DB00 LOT NUMBER and BLOCKS						
NOT MET	DB01	Show total number of lots.				
NOT MET	DB02	Add lot and block chart, indicate total number of lots.				
NOT MET	DB03	Show block letter(s) and lot numbers.				
NOT MET	DB04	Block letters and lot numbers as shown are unacceptable. See:				
NOT MET	DB05	xxx				
NOT MET	DB06	xxx				
NOT MET	DB07	xxx				
DC00 ROAD FRONTAGE						
NOT MET	DC01	Road Frontage to be:				
NOT MET	DC02	Lots to have a minimum 40' of road frontage. See lots:				
NOT MET	DC03	xxx				
NOT MET	DC04	xxx				
NOT MET	DC05	xxx				
DD00 SETBACKS						
NOT MET	DD01	Show and label setback lines.				

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			DIMENSIONS
NOT MET	DD02	Show and identify front setback lines. Front setbacks to be:	
NOT MET	DD03	Note front setbacks. Front setbacks to be:	
NOT MET	DD04	Note front setbacks. Front setbacks to be:	
NOT MET	DD05	Show and identify side setback lines. Side setbacks to be:	
NOT MET	DD06	Note side setbacks. Side setbacks to be:	
NOT MET	DD07	Show and identify rear setback lines. Rear setback lines to be:	
NOT MET	DD08	Note rear setbacks. Rear setbacks to be:	
NOT MET	DD09	Show and identify rear setback lines on corner lots.	
NOT MET	DD10	State front, side, rear setback requirements in general notes.	
NOT MET	DD11	Show _____ building setback line along _____ for lots _____	
NOT MET	DD12	xxx	
NOT MET	DD13	xxx	
NOT MET	DD14	xxx	
DE00 LOT SIZE			
NOT MET	DE01	Show all lot dimensions.	
NOT MET	DE02	Show lot lines with dimensions and bearings.	
NOT MET	DE03	Indicate lot area of each lot on plat.	
NOT MET	DE04	Note minimum lot size. To be:	
NOT MET	DE05	Provide _____ square feet for minimum lot area. See lots:	
NOT MET	DE06	xxx	
NOT MET	DE07	xxx	
NOT MET	DE08	xxx	
DF00 LOT WIDTH			
NOT MET	DF01	Minimum lot width to be:	
NOT MET	DF02	Provide _____ feet minimum lot width. See lots:	
NOT MET	DF03	Lots to have _____ feet minimum width at the building setback line. See lots:	
NOT MET	DF04	Corner lots to have 15 ft. additional lot width at the building line to accommodate for both front yard setbacks. See lots:	
NOT MET	DF05	Corner lots to have an additional _____ feet of lot width at the building line to accommodate for both front yard setbacks. See lots:	
NOT MET	DF06	Cul-de-sac lots to have _____ feet of lot width within two times the building setback line. See lots:	
NOT MET	DF07	xxx	
NOT MET	DF08	xxx	
NOT MET	DF09	xxx	
DG00 DWELLING SIZE			

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			DIMENSIONS
NOT MET	DG01	Note minimum dwelling size.	
NOT MET	DG02	Note minimum dwelling size. To be 1,000 sq. ft.	
NOT MET	DG03	Note minimum dwelling size. To be 1,200 sq. ft.	
NOT MET	DG04	Note minimum dwelling size. To be 1,400 sq. ft.	
NOT MET	DG05	Note minimum dwelling size. To be 2,000 sq. ft.	
NOT MET	DG06	Note minimum dwelling size to be _____ square feet one-story; _____ square feet two-story. (UDO or CIC/ SUP/Rezoning Conditions).	
NOT MET	DG07	Lot lines are to be radial (plus or minus 10 degrees) to street. If not radial, indicate degree of variation. If greater than 10 degrees, apply for Modification. See lots:	
NOT MET	DG08	xxx	
NOT MET	DG09	xxx	
NOT MET	DG10	xxx	
DH00 STRUCTURE/DWELLING HEIGHT			
NOT MET	DH01	Indicate actual building height.	
NOT MET	DH02	Maximum height for dwelling is 35'. Note on plan.	
NOT MET	DH03	Maximum height for dwelling is 40'. Note on plan.	
NOT MET	DH04	Maximum height for dwelling is 45'. Note on plan.	
NOT MET	DH05	Maximum height for dwelling is 50'. Note on plan.	
NOT MET	DH06	Maximum height for dwelling is 65'. Note on plan.	
NOT MET	DH07	Maximum height for dwelling is:	
NOT MET	DH08	Add House Location Plan note.	
NOT MET	DH09	House Location Plan required on the following lots: Block _____ Lots _____	
NOT MET	DH10	Add Note to Plat: "The lots shown hereon may not be resubdivided except through the Subdivision process as provided by the Gwinnett County Unified Development Ordinance in effect at that time".	
NOT MET	DH11	If subdividing property in a subdivision, provide a letter of authorization of approval for project from current subdivision Homeowner's Association.	
NOT MET	DH12	xxx	
NOT MET	DH13	xxx	
NOT MET	DH14	xxx	
DI00 TYPICAL LOT LAYOUT			
NOT MET	DI01	Show typical lot layout on plan.	
NOT MET	DI02	Show sidewalks on the typical lot layout.	
NOT MET	DI03	Show minimum lot width on typical lot layout	
NOT MET	DI04	Show building setback lines on the typical lot layout.	
NOT MET	DI05	Show street pavement & right-of-way width on the typical lot layout.	
NOT MET	DI06	Show street tree location on typical lot layout.	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT DIMENSIONS		
NOT MET	DI07	Call out street trees, 3" caliper on the typical lot layout.
NOT MET	DI08	Call out sodded Front / Side Yards on the typical lot layout.
NOT MET	DI09	Provide note on typical lot layout: "All grassed areas to be sodded".
NOT MET	DI10	Show 16' wide driveways w/ 20' length on the typical lot layout.
NOT MET	DI11	Show off-street parking double car garage on the typical lot layout.
NOT MET	DI12	Show preservation of or replant 2 trees per lot on the typical lot layout.
NOT MET	DI13	Provide note on typical lot layout: "Underground Utilities are required".
NOT MET	DI14	Call out dwelling size _____ One-Story, _____ Two-Story on the typical lot layout.
NOT MET	DI15	Call out architectural treatments. Provide note, verbatim, per zoning case, on the typical lot layout.
NOT MET	DI16	Provide note on typical lot layout: "Architectural Elevations for all lots shall be submitted for Director's approval prior to issuance of any building permits".
NOT MET	DI17	xxx
NOT MET	DI18	xxx
NOT MET	DI19	xxx
DJ00 NO ACCESS EASEMENT		
NOT MET	DJ01	Show 10' no access easement on double frontage lots.
NOT MET	DJ02	Provide details of 10' no access easement showing existing vegetation and enhancements as necessary per section. Details will be required at development plan phase.
NOT MET	DJ03	Provide details of 10' no access easement showing existing vegetation and enhancements as necessary per section. Provide details.
NOT MET	DJ04	Show sign easements on two corner lots at subdivision entries.
FYI	DJ05	When a Street Frontage Buffer is required in addition to a no access easement the no-access easement shall be included within the Street Frontage Buffer and shall be landscaped as part of and in accordance with the Street Frontage Buffer Requirements.
NOT MET	DJ06	xxx
NOT MET	DJ07	xxx
NOT MET	DJ08	xxx
DK00 OVERLAY SPECIFICS		
NOT MET	DK01	For developments exceeding 7,500 sq. ft.: Provide a maximum 70 feet from the public right-of-way from primary building facades. (UDO 220-30.3.E.4)
NOT MET	DK02	xxx
NOT MET	DK03	xxx
NOT MET	DK04	xxx
DL00 CSO SUBDIVISION OVERLAY SPECIFICS		
NOT MET	DL01	Provide note on plat: "In CSO subdivisions front setback for side or rear entry garages may be reduced to 5'. Corner lots must have side entry garages located to the side abutting a lot." (Z.R.1316.8.E)
NOT MET	DL02	For CSO subdivisions: lots to have an average lot width of at least 60'. Provide a table to include lot #, lot width, cumulative total and the average.

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT DIMENSIONS		
NOT MET	DL03	For CSO subdivisions: Lots _____ are within 50' of an RA-200, R-140, R-100 and R-75 (except modified or cluster subdivisions), and must be _____ ' in width. Lots must have _____ ' rear setback.
NOT MET	DL04	For CSO lots cul-de-sac lots to have a minimum 20' of road frontage. See lots:
NOT MET	DL05	xxx
NOT MET	DL06	xxx
NOT MET	DL07	xxx
DM00 OSC ZONING DISTRICT SPECIFICS		
NOT MET	DM01	For OSC subdivisions provide note on plat: "Homes shall be constructed of brick, stacked stone, cedar shake, stucco, or fiber cement siding on four sides. Soffits may be constructed of vinyl".
NOT MET	DM02	For OSC subdivisions: Lots to have a minimum lot width of 60'.
NOT MET	DM03	For OSC subdivisions: Lots _____ are less than 50' from agricultural or single-family residential zoning, and must be _____ ft.in minimum lot width, _____ sq. ft. in lot size, and must have a _____ ft. rear building setback.
NOT MET	DM04	xxx
NOT MET	DM05	xxx
NOT MET	DM06	xxx
DN00 TND ZONING DISTRICT SPECIFICS		
NOT MET	DN01	Provide height of detached dwellings, attached townhomes, villas, and live/work units within residential structure. (Maximum height 35 feet) (UDO 210-80.9.A, Table 210.5)
NOT MET	DN02	Provide height of Civic, commercial, live/work units within non-residential structure. (Maximum height 45 feet) (UDO 210-80.9.A, Table 210.5)
NOT MET	DN03	Show and Label front building setback. (Between 5 – 15 ft.) (UDO 210-80.9.A, Table 210.5)
NOT MET	DN04	Show and Label side building setback. (Between 5 – 15 ft.) (UDO 210-80.9.A, Table 210.5)
NOT MET	DN05	Show and Label rear building setback. (20 ft.) (UDO 210-80.9.A, Table 210.5)
NOT MET	DN06	Provide a chart on plan that lists the type of dwelling (attached or detached), whether it is an efficiency, 1-bedroom, 2-bedroom, 3-bedroom, or 4-bedroom and provide the minimum floor area square feet for each type of unit. See Table 210.6 in UDO. (UDO 210-80.9.A, Table 210.6)
NOT MET	DN07	Provide a chart on plan that lists the type of dwelling (detached, accessory, live/work, office, civic, retail/commercial and give the maximum floor area. See Table 210.6 in UDO. (UDO 210-80.9.A, Table 210.6)
NOT MET	DN08	Provide at least three of the following lot types provide calculations: [] Single-family detached dwellings on large lots (≥9,500 sq. ft.) [] Single-family detached dwellings on mid-size lots (7,500 – 9,499 sq. ft.) [] Single-family detached dwellings on small lots 5,000 – 7,499 sq. ft.) [] Townhouses or villas 2,000 – 5,999 sq. ft.) (UDO 210-80.7.E.1)
FYI	DN09	For CPL: Provide architectural elevations to the Building Plan Review Section at time of Subdivision Development Plan set submittal. (UDO 210-80.8.A)
FYI	DN10	For CPL: Provide architectural elevations in accordance with the Architectural Design Standards to the Building Plan Review Section at time of Subdivision Development Plan (SDP) set submittal. Architectural design elements shall be in substantial conformance with the applicable UDO Design Guidelines. (UDO 210-80.8.B)

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			DIMENSIONS
NOT MET	DN11	For SDP: Provide architectural elevations to the Building Plan Review Section. (UDO 210-80.8.A)	
NOT MET	DN12	For SDP: Provide architectural elevations in accordance with the Architectural Design Standards to the Building Plan Review Section. Architectural design elements shall be in substantial conformance with the applicable UDO Design Guidelines. (UDO 210-80.8.B)	
NOT MET	DN13	Dimension building length. (Maximum 200 feet for non-residential and townhouse buildings). (UDO 210-80.8.C)	
NOT MET	DN14	xxx	
NOT MET	DN15	xxx	
NOT MET	DN16	xxx	
NOT MET	DN17	xxx	
DO00 RZT ZONING DISTRICT SPECIFICS			
NOT MET	DO01	Provide _____ feet for rear yard setback. (In R-ZT zoning districts when abutting a R-75 or less intense district, the rear yard shall be equal to the required buffer plus an additional five feet (5') but not less than 25 feet.)	
NOT MET	DO02	Add RZT lot layout note.	
NOT MET	DO03	Lot layout plans are required on each lot prior to the issuance of a building permit.	
NOT MET	DO04	xxx	
NOT MET	DO05	xxx	
NOT MET	DO06	xxx	
DP00 R-TH ZONING DISTRICT SPECIFICS			
NOT MET	DP01	Provide a minimum of 3 and a maximum of 8 dwelling units in each row of townhouses for RTH zoning districts.	
NOT MET	DP02	Provide a minimum of 3 and a maximum of 4 units per building for villas in RTH zoning districts.	
NOT MET	DP03	Provide dimensions for: Twenty two feet minimum width for double-car garage townhome type of unit.	
NOT MET	DP04	Provide dimensions for: Eighteen feet minimum width for single-car garage townhome type of unit.	
NOT MET	DP05	Provide dimensions for: Forty feet minimum width for villas type of unit.	
NOT MET	DP06	For RTH: Provide minimum 50 feet of external road frontage for overall development.	
NOT MET	DP07	For RTH: Provide 50' front yard minimum.	
NOT MET	DP08	For RTH: Provide 40' side yard minimum.	
NOT MET	DP09	For RTH: Provide 40' rear yard minimum.	
NOT MET	DP10	On typical lot layout describe garage, (single car) (double car).	
NOT MET	DP11	On typical lot layout show 20' grassed or landscape strip between building.	
NOT MET	DP12	xxx	
NOT MET	DP13	xxx	
NOT MET	DP14	xxx	
DQ00 MU-N ZONING DISTRICT SPECIFICS			

Case Number XXX2016-00000

			DIMENSIONS
STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	
NOT MET	DQ01	xxx	
NOT MET	DQ02	xxx	
NOT MET	DQ03	xxx	
DR00 MU-C ZONING DISTRICT SPECIFICS			
NOT MET	DR01	xxx	
NOT MET	DR02	xxx	
NOT MET	DR03	xxx	
DS00 MU-R ZONING DISTRICT SPECIFICS			
NOT MET	DS01	xxx	
NOT MET	DS02	xxx	
NOT MET	DS03	xxx	

Development Plan Review Checklist

Case Number

XXX2016-00000



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

ROADS

RA00 ROAD IMPROVEMENTS, ENTRANCES

NOT MET	RA01	Show all adjoining right-of-way names, size from centerline, pavement widths from centerline, (designate if roadways are unpaved, private, under construction, or private easement)
NOT MET	RA02	Label dimensions of existing right-of-way and pavement widths from centerline.
NOT MET	RA03	Label streets on plan as public or private.
NOT MET	RA04	Show right-of-way or prescriptive easements and pavement widths for proposed streets. 50' right-of-way width with 27' pavement width.
NOT MET	RA05	Show right-of-way or prescriptive easements and pavement widths for proposed streets. 46' right-of-way width with 24' pavement width.
NOT MET	RA06	Show right-of-way or prescriptive easements and pavement widths for proposed streets. 44' right-of-way width with 22' pavement width.
NOT MET	RA07	For OSC subdivisions: Show right-of-way or prescriptive easements and pavement widths for proposed streets.
NOT MET	RA08	For OSC subdivisions: Provide a 50' right-of-way width with a 27' pavement width for a depth of 300 feet from the subdivision entrance (measured from exterior road right-of-way).
NOT MET	RA09	Show right-of-way intersection radii; adjust lot dimensions accordingly. Minimum right-of-way radius at intersection to be 9' for interior streets, and 20' at the project entrance(s)
NOT MET	RA10	Show roadway intersection radius. Minimum roadway radius at intersection to be 20' for interior streets, and 40' at the project entrance(s).
NOT MET	RA11	Show street intersection angle. (Not to be less than 85 - 90 degrees)
NOT MET	RA12	Elbow cul-de-sac only, right-of-way radii to be at least 50 ft. Pavement radii to be at least 40 ft. to back of curb.
NOT MET	RA13	Show cul-de-sac dimensions. Right-of-way radii to be _____. Pavement radii to be _____. See Standard Drawing # 301, 302
NOT MET	RA14	Show temporary cul-de-sac at the end of _____.
NOT MET	RA15	Street design exceeds maximum stub street length. Provide permanent cul-de-sac or alternate design.
NOT MET	RA16	Provide stub street to:
FYI	RA17	FYI for CPL: Street names must be approved prior to preliminary plat approval.
NOT MET	RA18	Show all street names. Street names must be approved prior to Final Plat approval.
NOT MET	RA19	A Georgia DOT permit is/may be required. Contact 770.339.2310 for further information. Provide a copy of the approved plan or a letter stating that a permit is not required to the Development Plan Review Section.
NOT MET	RA20	Contact Michael Johnson of the Gwinnett County Department of Transportation to set up an appointment at the Gwinnett Justice and Administration Center for plan approval . Monday through Friday at 770.822.7426.
NOT MET	RA21	Contact Brent Hodges in the Gwinnett County Department of Transportation to file the petition for street lighting, Provide evidence of payment of applicable fees, to the appropriate power company, for street light installation. Call 770.822.7400 for further information.
NOT MET	RA22	Contact Tom Whitlock of the Gwinnett County Department of Transportation, Central Maintenance Facility, at 678.639.8814 to set an appointment for the review of possible street sign locations (stop signs, speed limit signs, street name signs, etc.).

ROADS

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	RA23	Adjacent road _____ is classified as a _____ per the Long Range Road Classification Plan. Provide _____ of right-of-way from centerline with _____ improvements from centerline to the back of curb across entire property frontage per Gwinnett/Georgia DOT.
NOT MET	RA24	Adjacent road _____ is classified as a _____ per the Long Range Road Classification Plan. Provide _____ of right-of-way from centerline with _____ improvements from centerline to the back of curb across entire property frontage per Gwinnett/Georgia DOT.
NOT MET	RA25	Adjacent road _____ is classified as a _____ per the Long Range Road Classification Plan. Provide _____ of right-of-way from centerline with _____ improvements from centerline to the back of curb across entire property frontage per Gwinnett/Georgia DOT.
NOT MET	RA26	Label dimensions of existing right-of-way and pavement widths from centerline.
NOT MET	RA27	Show right-of-way and pavement widths for proposed streets with centerline references. Note if streets are public or private.
NOT MET	RA28	Show directional flow arrows for roadway drainage.
NOT MET	RA29	Provide Gwinnett County Standard Intersection Detail in plan set & call-out detail on site plan: No. (305)
NOT MET	RA30	Provide Gwinnett County Standard Intersection Detail in plan set & call-out detail on site plan: No. (306)
NOT MET	RA31	Provide Gwinnett County Standard Intersection Detail in plan set & call-out detail on site plan: No. (307)
NOT MET	RA32	Provide Gwinnett County Standard Driveway Detail in plan set & call-out detail on site plan: No.308)
NOT MET	RA33	Provide Gwinnett County Standard Driveway Detail in plan set & call-out detail on site plan: No (309)
NOT MET	RA34	Provide Gwinnett County Standard Driveway Detail in plan set & call-out detail on site plan: No. (310)
NOT MET	RA35	Provide Gwinnett County Standard Driveway Detail in plan set & call-out detail on site plan: No. (311)
NOT MET	RA36	Revise plan to show new/required right-of-way(s) and correct the building setback line(s)
NOT MET	RA37	A Development Agreement is/ may be required on this project for right-of-way dedication and/ or road improvements. Please complete the "Development Agreements in Lieu of Transportation Impact Fees" form (included with this comment packet) and submit to a Development Plan Review Planner. Allow 3-5 days for the Development Agreement or Waiver document(s) to be prepared.
NOT MET	RA38	An executed Development Agreement, or Development Agreement Waiver form, is required prior to the issuance of a permit for right-of-way dedication along a classified road. Attach the executed right-of-way deed(s) to the Development Agreement or Waiver form as applicable. Contact the Development Plan Review Section at (678) 518-6000 for additional information.
NOT MET	RA39	Development Agreement documents must be signed and notarized prior to an issuance of development permit. Complete and return the four (4) original Development Agreements. Include all required attachments or the Development Agreement will be returned to you.
NOT MET	RA40	Show street intersection angle. (Not to be less than 85 - 90 degrees)
NOT MET	RA41	Provide street lights along _____. Lighting shall be staggered, 150 feet on-center, along both sides of the roadway. Where applicable, street lights shall be placed adjacent to required pedestrian amenity sidewalk pads. Show location and provide detail.

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			ROADS
NOT MET	RA42	Contact Brent Hodges in the Department of Transportation to file the petition for street lighting, Provide evidence of payment of applicable fees, to the appropriate power company, for street light installation. Call (770.822.7400) for further information.	
NOT MET	RA43	Provide paved access to a paved county road.	
NOT MET	RA44	Proposed street names must be approved prior to approval of the Subdivision Development Plan. (Model home permit cannot be issued until street name is approved).	
NOT MET	RA45	Show a temporary cul-de-sac at the end of _____.Provide detail.	
NOT MET	RA46	Show cul-de-sac right of way and pavement radii, and cul-de-sac slope. Show alley widths.	
NOT MET	RA47	Provide the "Utility Placement in Right of Way for OSC District Streets" Standard Drawing detail number 503 in plan set.	
NOT MET	RA48	Clearly indicate on plan curb type to be used and indicate transition locations between curb types.	
NOT MET	RA49	xxx	
NOT MET	RA50	xxx	
NOT MET	RA51	xxx	
RB00 TND (STREETS, DRIVEWAYS, ALLEYS, PEDESTRIAN CONNECTIVITY)			
FYI	RB01	<i>Street patterns shall be designed to respect and follow existing terrain as much as possible, to minimize earth moving and disruption of existing topography.</i>	
NOT MET	RB02	Provide a grid street network with a minimum of cul-de-sacs. (Street shapes should be varied with loop streets, curving crescents, eye brows, ovals and courts providing visual interest and traffic calming effects. (UDO 210-80.10.A.1)	
NOT MET	RB03	Maximum street length is 600 feet. Shorten the street length and provide alleys or another public street. (UDO 210-80.10.A.2)	
NOT MET	RB04	Obtain approval from the Director of the Department of Planning and Development for street layout. (UDO 210-80.10.A.2)(UDO 900-140.1.B)	
NOT MET	RB05	Obtain a Waiver from the Board of Commissioners for private streets.(UDO 900-140.1.A)	
NOT MET	RB06	Dimension alley (minimum 16 feet in width travel lane). (UDO Appendix, Section 3, Design Guidelines, Sheet 3.2)	
NOT MET	RB07	Provide 2 feet in width rolled curb adjacent to alley. (UDO Appendix, Section 3, Design Guidelines, Sheet 3.2)	
NOT MET	RB08	Label and show 5 feet in width setback adjacent to the back of the rolled curb. (UDO Appendix, Section 3, Design Guidelines, Sheet 3.2)	
NOT MET	RB09	Obtain the Gwinnett County Department of Transportation approval when alleys or driveways intersect a local street, collector or arterial. (UDO 210-80.10.B.3)	
NOT MET	RB10	Block/Lots _____ contains less than 60 feet in width. Individual lot access for that block shall be from an alley. (UDO 210-80.10.B.4)	
NOT MET	RB11	Provide a continuous connection between two streets when four or more lots are served by an alley. (UDO 210-80.10.B.5)	
NOT MET	RB12	When alley's are proposed in the SDP phase, provide a detail showing a minimum 4-inch gravel aggregate base with a minimum 2-inch asphalt topping or other approved surface of concrete, porous concrete or porous asphalt.. (UDO 210-80.10.B.6)	
NOT MET	RB13	Provide adequate separation of pedestrian walkways from the automobile traffic. (UDO 210-80.10.C.1)	
NOT MET	RB14	Provide continuous pedestrian walkways between entrances of all non-residential buildings in the same block. (UDO 210-80.10.C.2.a)	
NOT MET	RB15	Provide continuous pedestrian walkways along both sides of streets. (UDO 210-80.10.C.2.b)	

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ROADS

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	RB16	Provide continuous pedestrian walkways through parking lots and parking structures. (UDO 210-80.10.C.2.c)
NOT MET	RB17	xxx
NOT MET	RB18	xxx
NOT MET	RB19	xxx
NOT MET	RB20	xxx
NOT MET	RB21	xxx
NOT MET	RB22	xxx

RC00 PRIVATE STREETS

NOT MET	RC01	<p>No Final Plat involving a private street shall be approved by the Department for recording unless and until it shall contain the following on the face of the plat: Provide the following statement on the final plat for private streets (UDO 900-140.6): A. Deed book and page reference to the recorded covenant required in Section 900-120.5 Maintenance, as listed above.</p> <ol style="list-style-type: none"> 1. "Gwinnett County has no responsibility to build, improve, maintain, or otherwise service the private streets, drainage improvements, and other appurtenances contained within the general public purpose access and utility easement or easements for private streets shown on this plat." 2. "Grant of Easement. The general purpose public access and utility easement(s) shown on this plat for private street(s) is hereby granted and said grant of rights shall be liberally construed to provide all necessary authority to the County, and to public or private utility companies serving the subdivision, for the installation and maintenance of utilities, including, but not limited to electric lines, gas lines, telephone lines, water lines, sewer lines, cable television lines, and fiber optic cables, together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. 3. "Certificate of Dedication." All water and sewer lines installed within the general purpose public access and utility easement(s) shown on this plat for private street(s) are hereby dedicated to Gwinnett County. <p>_____</p> <p>Signature of Property Owner Date</p>
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STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

ROADS

NOT MET	RC02	<p>For private street and/or alley: Provide the following statement on the Final Plat (UDO 900-140.7): "Purchaser's Acknowledgement of Private Street and/or Alley and Drainage Maintenance Responsibility." Prior to the sale of the lot. (I) (We) have read the Declaration of Covenant which pertains to the lot that is the subject of this real estate transaction_____ (insert address or attach legal description). (I) (We) understand that the Declaration of Covenant applies to the lot that (I am) (we are) purchasing and requires (me) (us) to provide a specified percentage or amount of the financing for the construction and maintenance of any private street (and/or alleys) and drainage facilities serving the lot which (I am) (we are) purchasing, and that owners of other lots in this plat may sue and recover for those costs which this covenant requires (me) (us) to pay, plus their damages resulting from (my) (our) refusal to contribute, plus reasonable attorney's fees. (I) (we) further understand that the County has no obligation to assist with the maintenance and improvement of the private street or alley, drainage facilities, and other appurtenances within the general purpose public access and utility easement for the private road serving the lot in question. (I) (we) understand that a copy of this purchaser's acknowledgement shall be required as a condition of the issuance of a building permit for a principal building on the lot (I am) (we are) purchasing.</p> <p>_____ Purchaser Date</p> <p>_____ Purchaser Date</p>
NOT MET	RC03	xxx
NOT MET	RC04	xxx
NOT MET	RC05	xxx
NOT MET	RC06	xxx

Development Plan Review Checklist

Case Number XXX2016-00000

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			SIDEWALKS
SA00 SIDEWALKS			
NOT MET	SA01	Show five feet (5') wide sidewalks along the frontage of _____. Show location. Details will be required with construction plans. (UDO 900-90.1, 900-90.3)	
NOT MET	SA02	Show four feet (4') wide sidewalks along the frontage of _____. Show location. Details will be required with construction plans. (UDO 900-90.1, 900-90.3)	
NOT MET	SA03	Show required sidewalks along the frontage of _____. (Minimum five feet (5') sidewalks along 80-foot right-of-way or greater, minimum four feet (4') sidewalks along right-of-way of less than 80-feet).	
NOT MET	SA04	Sidewalks along _____ shall be located at least two feet (2') from back of curb, bridges excepted. The area between the curb and the sidewalk shall consist of grass, and or landscaping. (UDO 900-90.3.B)	
NOT MET	SA05	Sidewalks are required along the frontage of: (UDO 900-90.1)	
NOT MET	SA06	Show location of sidewalk, call-out on plan and provide a detail in plan set for a five feet (5') sidewalk. (UDO 900-90.3)	
NOT MET	SA07	Show location of sidewalk, call-out on plan and provide a detail in plan set for a four feet (4') sidewalk. (UDO 900-90.3)	
NOT MET	SA08	Show four feet (4') wide sidewalks along both sides of the internal streets throughout the subdivision. Sidewalk to be minimum two feet (2') from back of curb. (UDO 900-90.3)	
NOT MET	SA09	Sidewalks along all internal streets shall be located at two feet (2') from back of curb, bridges excepted. (UDO 900-90.3.B)	
NOT MET	SA10	Provide sidewalks adjacent to both sides of interior streets or private driveways. (To be built according to Gwinnett County regulations) (UDO 900-90.3)	
NOT MET	SA11	Provide sidewalks into and throughout attached residential development. (UDO 900-90.3.A.2)	
NOT MET	SA12	Show and label required sidewalk curb ramps at intersections and where the sidewalk stops at the cul-de-sac. (UDO 900-90.3.G)	
NOT MET	SA13	Show location of intersection radius curb ramps, call-out on plan, and provide details. Georgia DOT ramp details may be used per prior approval from Gwinnett County Department of Transportation. (UDO 900-90.3.G)	
NOT MET	SA14	If no curb and gutter exists on existing roadway, the sidewalks must be further setback from the edge of pavement. Location to be approved by the Department of Transportation. Provide details in plan set. (UDO 900-90.3.B, C and D)	
NOT MET	SA15	Where no curb exists or if road improvements are proposed by the County, sidewalks, including appropriate drainage facilities shall be constructed in a location acceptable to Department of Transportation. (UDO 900-90.3.B)	
NOT MET	SA16	xxx	
NOT MET	SA17	xxx	
NOT MET	SA18	xxx	
SB00 OVERLAY REQUIREMENTS			
NOT MET	SB01	Provide a minimum four feet (4') in width sidewalk connection from public right-of-way(s) to the entrance of building(s). (UDO Section 220-30.3.3)	
NOT MET	SB02	Provide an additional two feet (2') x eight feet (8') concrete pad approximately every 300 linear feet along sidewalk to accommodate required pedestrian amenities such as benches, planters and trash containers. To be located outside of the right-of-way. (UDO Section 220-30.3.A.4)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			SIDEWALKS
NOT MET	SB03	Provide required pedestrian amenities located at 2 foot x 8 foot concrete pad All such required amenities shall be decorative, commercial quality fixtures such as benches, planters and trash receptacles. Show location and call out on plan at each 2' x 8' pad. To be located outside of the right-of-way. (UDO Section 220-30.3.A.4)	
NOT MET	SB04	Within the Mall of Georgia Overlay District, provide a direct pedestrian access point to the Ivy Creek Floodplain/Nature Preserve/Trail amenity. Access points to be a minimum of four feet (4') in width and constructed of a pervious material. Show location and provide detail.	
NOT MET	SB05	xxx	
NOT MET	SB06	xxx	
NOT MET	SB07	xxx	
SC00 SIDEWALK, MULTI-USE PATHS, AND GREENWAY SPECIFICS			
NOT MET	SC01	Provide a minimum of 4 feet in width sidewalks. (UDO 210-80.10.D.1)(UDO 900-90)	
NOT MET	SC02	Provide a multiuse path. (UDO 210-80.10.D.12) (UDO 900-100)	
NOT MET	SC03	Consult with the Gwinnett County Open Space and Greenways Master Plan for greenway requirement. Make an appointment to see Marcie Moore of the Department of Community Services when a greenway is identified in the master plan for this property. (UDO 210-80.10.D.3) (UDO 900-110)	
NOT MET	SC04	xxx	
NOT MET	SC05	xxx	
NOT MET	SC06	xxx	
NOT MET	SC07	xxx	
SD00 SIDEWALK NOTES			
NOT MET	SD01	Provide note on plan: "Sidewalks and curb ramps, where required, shall be installed on new internal streets (both sides including eyebrow turnarounds and cul-de-sacs) and on abutting external streets". (UDO 900.90.2.A)	
NOT MET	SD02	Provide note on plan: "Developers shall install sidewalks on abutting external streets, "passive" recreation area lots, and open space/common areas prior to the Final Plat approval. The lot builder shall install sidewalks and intersection radius curb ramps at new street intersections, "eyebrow" tunrarounds and cul-de-sacs, prior to the issuance of a Certificate of Occupancy for each lot."	
NOT MET	SD03	Provide note on plan: "Sidewalks shall be located at least 2 feet from the back of curb and shall be constructed of concrete a minimum of five feet (5') in width and 4" thick with a cross slope of .25" per foot. Concrete shall be Class "B" and have a strength of 2200 PSI at 28 days."	
NOT MET	SD04	Provide note on plan: "Sidewalks shall be located at least 2 feet from the back of curb and shall be constructed of concrete a minimum of four feet (4') in width and 4" thick with a cross slope of .25" per foot. Concrete shall be Class "B" and have a strength of 2200 PSI at 28 days."	
NOT MET	SD05	Provide note on plan: Sidewalks shall be located 2 feet from back of curb, bridges excepted. The area between the curb and the sidewalk shall consist of grass or landscaping. Where no curb exists or, if road improvements are proposed by the County, sidewalks, including appropriate drainage facilities, shall be constructed in a location acceptable to the DOT.	

SIDEWALKS

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	SD06	Provide note on plan: "Sidewalks are required along both sides of the internal streets (including "eyebrow" turnarounds and cul-de-sacs). Sidewalks shall be at least 2 feet from the back of curb and shall be constructed of concrete a minimum of four feet (4') in width and four inches (4") thick with a cross slope of .25 per foot. Concrete shall be Class "B" and have a strength of 2200 PSI at 28 days."
NOT MET	SD07	Provide note on plan: "Sidewalks on "active" recreation area lots shall be installed prior to issuance of a Certificate of Occupancy".
NOT MET	SD08	Provide note on plan: "Sidewalks on "active" recreation area lots shall be installed prior to issuance of a Certificate of Occupancy or shall be installed by the developer prior to release of the subdivision maintenance surety, whichever is earlier."
NOT MET	SD09	Provide note on plan: "Developers shall install sidewalks on any vacant lots remaining between developed lots (i.e., dwelling under construction or completed) prior to release of the subdivision maintenance surety."
NOT MET	SD10	Provide note on plan: "Homebuilders shall install sidewalks, and curb ramps not required to be installed by developers, on building lots prior to release of the Certificate of Occupancy."
NOT MET	SD11	Provide note on plan for nonresidential subdivision projects: "Sidewalks shall be installed on new internal streets (both sides including cul-de-sacs and "eyebrow" turnarounds) and on abutting external streets (abutting side) prior to approval of the Final Plat."
NOT MET	SD12	Provide note on plan for nonresidential subdivision projects: "Sidewalks shall be installed on new internal streets (both sides including cul-de-sacs and "eyebrow" turnarounds) and on abutting external streets (abutting side) prior to the issuance of a Certificate of Occupancy."
NOT MET	SD13	Provide note on plan for nonsubdivision projects: "Sidewalks shall be installed on abutting streets (abutting side) prior to the issuance of a Certificate of Occupancy."
NOT MET	SD14	Provide note on plan: "Sidewalks shall be installed on abutting streets (abutting side) prior to issuance of a Certificate of Occupancy"
NOT MET	SD15	Provide note on plan: "Intersection radius curb ramps shall be provided at street intersections. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks."
NOT MET	SD16	xxx
NOT MET	SD17	xxx
NOT MET	SD18	xxx
SE00 CID DISTRICTS		
NOT MET	SE01	CID Sidewalks: Mall Boulevard Venture Drive East Liddell Lane Commerce Avenue Gwinnett Place Drive Venture Parkway Pineland Road Tandy Key Liddell Lane Steve Reynolds Boulevard
NOT MET	SE02	xxx
NOT MET	SE03	xxx

Development Plan Review Checklist

Case Number XXX2016-00000

STATUS			COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	PARKING
			PA00	PARKING	
NOT MET	PA01		Provide interparcel vehicle access points between all contiguous commercial, office, industrial, and attached residential tracts.		
NOT MET	PA02		Provide total square footage of the building and square footage breakdown by use. To match amount specified in architectural plans.		
NOT MET	PA03		State total number of seats in sanctuary, auditorium, or other place of assembly. (UDO 240-20.1 and 2)		
NOT MET	PA04		State total number of dwelling units and breakdown dwelling units by number of bedrooms. (to determine shelter, rooming/boarding house, hospital, nursing home, or personal care home parking calculations). (UDO 240-20) and (UDO Table 240.1)		
NOT MET	PA05		State number of dwelling units/gross sq. ft. of floor area, number of stories. For non-residential and multifamily lots. (UDO 240-20) and(UDO Table 240.1)		
NOT MET	PA06		Show factors used in determining the number of parking spaces as required by the UDO. Number of spaces to be based on: (UDO 240-20)		
NOT MET	PA07		Show factors used in determining the number of parking spaces as required by the UDO. Number of spaces to be: Multi-family, minimum 1.5/ D.U., maximum 3.0/ D.U. (UDO Table 240.1)		
NOT MET	PA08		Show factors used in determining the number of parking spaces as required by the UDO. Number of spaces to be: Townhomes, minimum 3.0/ D.U., maximum 6.0/ D.U. (UDO Table 240.1)		
NOT MET	PA09		State total number of parking spaces required and total number provided. Based on information submitted required number of parking spaces to be: Minimum: Maximum: (UDO 240-20 and Table 240.1)		
NOT MET	PA10		Additional parking is/may be needed.		
NOT MET	PA11		Reduction in parking is/ may be needed.		
NOT MET	PA12		Show parking spaces drawn to scale with typical dimensions labeled. Minimum space size to be 9' in width X 18' in depth measured from face of curb. (UDO 240-20.3.A)		
NOT MET	PA13		Show alternative surface for parking spaces drawn to scale with typical dimensions labeled. Minimum space size to be 9' X 18' measured from the terminating edge. (UDO 240-20.3.B)		
NOT MET	PA14		Obtain Director approval for alternate surface parking. (UDO 240-20.3.A)		
NOT MET	PA15		Provide detail of approved concrete paving surface. (UDO 240-20.3.A)		
NOT MET	PA16		Provide detail of approved porous concrete paving surface. (UDO 240-20.3.A)		
NOT MET	PA17		Provide detail of approved porous asphalt paving surface. (UDO 240-20.3.A)		
NOT MET	PA18		Provide detail of approved grassed paving system paving surface. (UDO 240-20.3.A)		
NOT MET	PA19		Move grassed paving areas to perimeter edge of parking lot.		
NOT MET	PA20		Indicate percentage of pavement in front yard. (UDO 240-10.3.C)		
NOT MET	PA21		xxx		
NOT MET	PA22		xxx		
NOT MET	PA23		xxx		
			PB00	PARKING STRUCTURES	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			PARKING
NOT MET	PB01	Provide adequate ingress and egress to parking structure with a minimum of 14 feet of vertical clearance. (UDO 240-40.1)	
NOT MET	PB02	Provide at a minimum 25% of parking in a decked or underground parking structure. (Required for non-residential, mixed-use, and/ or multi-family developments exceeding 1,500 parking spaces.) (UDO 240-40.2)	
NOT MET	PB03	Provide the quantity of vertical feet of parking placed under a building. (UDO 240-40.2)	
NOT MET	PB04	xxx	
NOT MET	PB05	xxx	
NOT MET	PB06	xxx	
PC00 PEDESTRIAN CIRCULATION			
NOT MET	PC01	Incorporate pedestrian access corridors into the design. (For parking lots containing 200 spaces or more except auto sales lots) (UDO 240-60.2.A)	
NOT MET	PC02	Provide 4 feet wide sidewalks with 2-foot grassed strips along at least one side of the primary driveways. (UDO 240-60.2.B)	
NOT MET	PC03	Relocate Pedestrian Corridor to connect parking areas directly with buildings and adjacent public streets. (UDO 240-60.2.B)	
NOT MET	PC04	Provide detail for a pedestrian corridor crossing a driveway. (UDO 240-60.2.C)	
NOT MET	PC05	Relocate parking spaces closer to pedestrian corridor. (Parking spaces to be located 200 feet maximum from pedestrian corridor). (UDO 240-60.2.D)	
NOT MET	PC06	xxx	
NOT MET	PC07	xxx	
NOT MET	PC08	xxx	
PD00 PARKING LOT			
NOT MET	PD01	Provide detail of parking lot composition. At minimum, 4" inch GAB, 2" inch asphalt topping or other approved surface of concrete, porous concrete, or porous asphalt. (UDO 240-60.3.A)	
NOT MET	PD02	Provide detail of parking lot striping (minimum 3" wide). (UDO 240-60.3.B)	
NOT MET	PD03	Provide note on plans: "Parking lots shall be maintained in good condition, free of potholes, weeds, dust, trash and debris." (UDO 240-60.3.C)	
NOT MET	PD04	Provide bumper stops for each parking space that is adjacent to landscape strips, sidewalks, and right-of-ways and show on plan. Provide details of bumper stop and installation instructions. (UDO240-60.1.C)	
NOT MET	PD05	xxx	
NOT MET	PD06	xxx	
NOT MET	PD07	xxx	
PE00 DRIVEWAYS			
NOT MET	PE01	Show all interior driveway dimensions. (UDO 240-70.1.A)	
NOT MET	PE02	Interior driveways shall connect each parking space with a public- right-of-way. (UDO 240-70.1.A)	
NOT MET	PE03	Provide interparcel driveway connection with a copy of the cross-access easement for non-residential properties. (UDO 240-70.1.B)	
NOT MET	PE04	Provide a future interparcel driveway stub with a copy of the cross-access easement for non-residential properties. (UDO 240-70.1.B)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			PARKING
NOT MET	PE05	Interior driveways to be 10 to 12 feet for one-way traffic, and 22 to 24 feet for two-way traffic. (UDO 240-70.1.C)	
NOT MET	PE06	Label the driveway that is used as the essential fire access. Provide a 20' minimum width for the driveway that is essential fire lane access. (UDO 240-70.1.C)	
NOT MET	PE07	Label the interior driveway that provides access to the loading or unloading zone, loading dock or truck traffic. Provide a 14 feet wide travel lane (14' per travel lane). (UDO 240-70.1.D)	
FYI	PE08	Adjustments to geometry for loading/unloading may be authorized by the Director (UDO 240-70.1.D)	
NOT MET	PE09	Label the truck dock/loading and unloading area if one is proposed. (UDO 240-120.2)	
NOT MET	PE10	When truck loading and unloading spaces are provided: Locate in an area that does not cause interference with the free movement of vehicles and pedestrians over a street, sidewalk, or through-alley. (UDO 240-120.3)	
NOT MET	PE11	Re-locate loading and unloading zone. (UDO 240-120.4)	
NOT MET	PE12	Provide direct access to a street or alley from the loading and unloading zone. (UDO 240-120.4.B)	
NOT MET	PE13	Provide 40 feet in width interior driveway surrounding gasoline pumps (measured from the base of the gasoline pump islands). (UDO 240-70.1.E.)	
NOT MET	PE14	Provide a minimum of 10 feet in width driveway (for single family residential lots). (UDO240-70.2)	
NOT MET	PE15	Show one way arrows and provide details.	
NOT MET	PE16	xxx	
NOT MET	PE17	xxx	
NOT MET	PE18	Xxx	
PF00 STACKING LANE/ SPACES			
NOT MET	PF01	Provide a separate driveway and staking lane for drive-through window, bank drive-through, ATM stand alone structure, or drop-off and pick-up area. (UDO 240-80.1)	
NOT MET	PF02	Provide a 30 foot in width staking lane between a curb cut and the nearest gasoline pump. (UDO 240-80.2)	
NOT MET	PF03	Provide a minimum 20 feet in length stacking space. (UDO 240-80.3.A)	
NOT MET	PF04	Provide 8.5 feet in width stacking space adjacent to the service window or facility. (UDO 240-80.3.B)	
NOT MET	PF05	Provide a minimum 10 feet in width stacking lane/space along straight portions. (UDO 240-80.3.A)	
NOT MET	PF06	Provide a minimum 12 feet in width stacking lane/space along curved segments. (UDO 240-80.3.B)	
NOT MET	PF07	Provide adequate queue space for a minimum of 5 cars per lane. (UDO 240-80.3.C)	
NOT MET	PF08	Provide a separation stripe or curb from off-street parking. (UDO 240-80.4.A)	
NOT MET	PF09	Show stacking lane/space striping on plan. (UDO 240-80.4.A)	
NOT MET	PF10	Provide distinction between stacking lanes, traffic isles, and parking lots with the use of striping, landscape or curbing. (UDO 240-80.4.D)	
NOT MET	PF11	Provide additional storage length from the nearest intersection. (UDO240-80.4.E)	
NOT MET	PF12	Relocate staking lane/space away from dumpster and loading/unloading areas. (UDO 240-80.4.G)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			PARKING
NOT MET	PF13	Relocate staking lane at a minimum 5 feet from property line, roadway and right-of-way line. (UDO 240-80.4.H)	
NOT MET	PF14	xxx	
NOT MET	PF15	xxx	
NOT MET	PF16	xxx	
PG00 OVERLAY PARKING REQUIREMENTS			
NOT MET	PG01	For retail developments exceeding 125,000 sq. ft. of gross floor area: Provide a minimum 10% of all required parking spaces utilizing a porous paving or grass paving system (i.e., "Grasscrete," "Grasspave" or like material) not to exceed 1,000 parking spaces. (UDO 220-30.3.E.1)	
NOT MET	PG02	If compact spaces are provided: Provide no more than 15% of the overall parking spaces (for a non-residential development) in the form of compact spaces. (UDO 240-20.3.C)	
NOT MET	PG03	Provide dimensions for compact spaces. Minimum 8 feet in width x 17 feet in depth. (UDO220-30.3.E.2)	
NOT MET	PG04	For freestanding buildings or shopping center developments containing 7,500 sq. ft. of gross floor area or less: Provide no more than 20% of parking spaces in the front of building(s) with no more than one double row of parking in front. (UDO 220-30.3.E.3)	
NOT MET	PG05	Remove enough parking spaces from the front of the building to show a maximum of 20% of the overall spaces in the front of the building. (UDO 220-30.3.E.3)	
NOT MET	PG06	For freestanding buildings or shopping center developments containing 7,500 sq. ft. of gross floor area or less: Provide no more than 20% of off-street parking spaces to the side(s) of the building(s), with the balance of parking located to the rear of the building(s) (UDO 220-30.3.E.3)	
NOT MET	PG07	For developments exceeding 7,500 sq. ft.: Orient the building façade toward the street. (UDO 220-30.3.E.4)	
NOT MET	PG08	Provide bicycle racks at the main entrance of the building(s). Show location and provide details. (UDO 220-30.3.E.5.)	
NOT MET	PG09	Show location and provide details of benches and trash receptacles (for all retail & office developments). (UDO 220-30.3.E.5.)	
NOT MET	PG10	xxx	
NOT MET	PG11	xxx	
NOT MET	PG12	xxx	
PH00 R-TH PARKING REQUIREMENTS			
NOT MET	PH01	For R-TH: Provide a minimum 4' wide grassed strip between driveways. {UDO 240-10.3.C.(3)}	
NOT MET	PH02	For R-TH provide 3 or more off street parking spaces per dwelling unit. Provide calculations on plan. (UDO 210-100.6.A.10)	
NOT MET	PH03	For R-TH: Provide 80% of required parking for overall development in front or rear of dwelling unit. (UDO 210-100.6.A.10)	
NOT MET	PH04	Multi-family residential developments exceeding 1,500 overall parking spaces shall provide at least 25% of their overall parking within a deck or underground parking structure.	
NOT MET	PH05	xxx	
NOT MET	PH06	xxx	
NOT MET	PH07	xxx	
PI00 TND PARKING REQUIREMENTS			

PARKING

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	PI01	Provide a chart on plan for parking calculations. (UDO 210-80.11.A) (UDO Chapter 240)
FYI	PI02	<i>Choose between the parking standards listed below or the parking standards listed in Chapter 240, Off-Street Parking whichever is lower. (UDO 210-80.11.A)</i>
NOT MET	PI03	Provide one parking space for each 400 sq. ft. of gross floor area of non-residential use . (UDO 210-80.11.A.1)
NOT MET	PI04	Provide one and one-half (1.5) parking space for each residential dwelling unit. (UDO 210-80.11.A.2)
FYI	PI05	If the number of off-street parking spaces are reduced by providing on-street parking, provide calculations on plan and provide a shared parking agreement. (UDO 210-80.11.B) (UDO 240-30)
NOT MET	PI06	Relocate parking to the sides and/or rear of the principal buildings and screen from residential districts. (Off-street parking in the front is not allowed in TND zoning districts) (UDO 210-80.11.C) (intended for the non-residential buildings)
NOT MET	PI07	Provide bicycle racks within 100 feet of the principal entrance of the building (outside of the public right-of-way) (UDO 210-80.11.E) (intended for the non-residential buildings)
NOT MET	PI08	xxx
NOT MET	PI09	xxx
NOT MET	PI10	xxx

Development Plan Review Checklist

Case Number XXX2016-00000



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

SPECIMEN TREES

STA00 SPECIMEN TREES

NOT MET	STA01	When there are specimen tree(s) and specimen tree stands on site, provide two hard copies of the specimen tree survey to the Development Inspections Section that shows specimen trees and specimen tree stands on site. Contact Development Inspections Section 678.518.6000 to schedule a preliminary site visit in order to obtain the arborist report. (UDO 630-70.1)
NOT MET	STA02	When there are specimen tree(s) and specimen tree stands on site, and the preliminary site inspection has been completed; provide two hard copies of the specimen tree survey and specimen tree concept plan to Development Plan Review (plan review fees apply). See Specimen Tree Concept Plan Checklist for required elements. Checklist may be found at www.gwinnettcountry.com/ Departments/ Planning and Development/ Forms/ Development Plan Review Checklist Forms/ Development Plan Review Master Checklist Form . (UDO 320-20.1 and 630-70.2)
NOT MET	STA03	If there are NO specimen tree(s) or specimen tree stands on site, verify with developer’s certified arborist, landscape architect or urban forester and the County’s certified arborist or landscape architect at the preliminary site meeting and submit a letter from developer’s certified arborist, landscape architect or urban forester along with the arborist report verifying there are no specimen trees on site. (UDO 630-70.1)
NOT MET	STA04	Provide a Specimen Tree Survey Plan. (UDO 320-20.2 and 630-70.2)
NOT MET	STA05	Provide an Arborist Report to accompany the Specimen Tree Survey and Specimen Tree Concept Plan after the preliminary site visit. (report is emailed to you by the the Development Inspections Section)(UDO 630-70.4)
NOT EMET	STA06	Provide a Specimen Tree Concept Plan. (UDO 320-20.2 and 630-70.2)
FYI	STA07	Specimen Tree Survey Plan, Arborist Report, and Specimen Tree Concept Plan is required to be submitted, reviewed and approved prior to submittal and acceptance of a development permit application . (UDO 320-20.2)
NOT MET	STA08	XXXX
NOT MET	STA09	XXXX
NOT MET	STA10	XXXX

STB00 SPECIMEN TREE SURVEY

NOT MET	STB01	Provide an authorized registered professional seal, certified arborist certification number or registered forester certification number on Specimen Tree Survey. (UDO 320-20.1)
NOT MET	STB02	Label and locate specimen trees on Specimen Tree Survey. (UDO 320-20.1.A and 630-70.1)
NOT MET	STB03	Label the diameter of each specimen tree on Specimen Tree Survey. (UDO 320-20.1.A)
NOT MET	STB04	Label each specimen trees genus or common name on Specimen Tree Survey. (UDO 320-20.1.A)
NOT MET	STB05	List the quantities of specimen trees on Specimen Tree Survey. (UDO 320.1.B)

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT SPECIMEN TREES

NOT MET	STB06	Provide specimen tree data in chart format on Specimen Tree Survey for each tree that has the following information: Tree ID #, Size, Type, Any Major dead limbs? (give quantities), Any Minor dead limbs? (give quantities), Describe health of tree (insects? pathological problems?), Life expectancy (best interpretation based on findings) (greater than 10 years?), Rate the Tree (based on above criteria): excellent, good, fair, poor, dead (UDO 630-70.3) Chart can be found at www.gwinnettcountry.com/A to Z Index/ "S"/ Specimen Tree Survey Chart
NOT MET	STB07	Show: existing or abandoned wells on the Specimen Tree Survey. (UDO 320-20.2.A.9)
NOT MET	STB08	Show the critical root zone or dripline (whichever is greater) for each specimen tree on Specimen Tree Survey. (UDO 320-20.1.A)
NOT MET	STB09	Show location of existing structures on the Specimen Tree Survey. (UDO320-20.2.C)
NOT MET	STB10	Label and locate specimen tree stands on the Specimen Tree Survey. (UDO 320-20.1.B)
NOT MET	STB11	Show critical root zone or dripline (whichever is greater) of specimen tree stands on Specimen Tree Survey. (UDO 320-20.1.B)
FYI	STB12	In the case of trails and greenways that are not located on public access easements and public or private utility easements show the trail limits of clearing and a 25 foot corridor on either side of the trail or greenway limits of clearing. Show any specimen tree that is in that trail or 25 foot corridor. (UDO 320-20.2.B)
NOT MET	STB13	XXXX
NOT MET	STB14	XXXX
NOT MET	STB15	XXXX

STC00 SPECIMEN TREE CONCEPT PLAN

NOT MET	STC01	Provide an authorized registered professional seal, certified arborist certification number or registered forester certification number on Specimen Tree Concept Plan. (UDO 630-70.2)
NOT MET	STC02	Show the location of the specimen trees on the Specimen Tree Concept Plan. (UDO 320-20.2.A.1)
NOT MET	STC03	Label size of each specimen tree (diameter DBH). (UDO 320-20.1.A)
NOT MET	STC04	Label type of specimen tree (can be common name or genus). (UDO 320-20.1.A)
NOT MET	STC05	Show the critical root zone or dripline (whichever is greater) around each specimen tree on the specimen tree concept plan. (UDO 320-20.1.A)
NOT MET	STC06	Show: building footprint on the Specimen Tree Concept Plan. (UDO 320-20.2.A.3)
NOT MET	STC07	Show: driveways on the Specimen Tree Concept Plan. (UDO 320-20.2.A.4)
NOT MET	STC08	Show: parking lots on the Specimen Tree Concept Plan. (UDO 320-20.2.A.5)
NOT MET	STC09	Show: existing utilities and easements on the Specimen Tree Concept Plan. (UDO 320-20.2.A.6)
NOT MET	STC10	Show: proposed utilities and easements on the Specimen Tree Concept Plan. (UDO 320-20.2.A.6)
NOT MET	STC11	Show: limits of disturbance on the Specimen Tree Concept Plan. (UDO 320-20.2.A.7)

STATUS		COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	SPECIMEN TREES
NOT MET	STC12		Show: detention areas on the Specimen Tree Concept Plan.(UDO 320-20.2.A.8)	
NOT MET	STC13		Show: existing or abandoned wells on the Specimen Tree Concept Plan. (UDO 320-20.2.A.9)	
NOT MET	STC14		Show: _____ on the Specimen Tree Concept Plan.	
NOT MET	STC15		Provide a copy of the Preliminary Site Inspection Report. The Preliminary Site Inspection Report is given to the developer's certified arborist, authorized registered professional, or registered forester from the County's certified arborist at the Preliminary Site Meeting. If a Preliminary site meeting has not been conducted call Development Inspections at (678.518.6000) to schedule a Preliminary Site Meeting with a County certified arborist. (UDO 630-70.1)	
NOT MET	STC16		Delineate minimum yard areas.	
NOT MET	STC17		Delineate buffers as required by the UDO. (UDO Chapter 610, Table 610.1)	
NOT MET	STC18		Delineate buffers as required as a condition of zoning.	
NOT MET	STC19		Remove grading, utility lines and/ or easements from the critical root zone or dripline of the specimen tree. (UDO 630-70.7.B)	
NOT MET	STC20		Show location of temporary construction activities such as equipment or worker parking, construction material storage, bury pits, burn holes, equipment wash-down areas, concrete or gravel wash out areas, and entrance pads on the Specimen Tree Concept Plan. (UDO 630-70.7.C)	
NOT MET	STC21		Remove equipment or worker parking, construction material storage, bury pit, burn hole, equipment wash down area, concrete or gravel wash out area, and entrance pad from critical root zone or dripline of the specimen tree. (UDO 630-70.7.C)	
NOT MET	STC22		Provide specimen tree data in chart format on Specimen Tree Concept Plan for each tree that has the following information: Tree ID #, Size, Type, Any Major dead limbs? (give quantities), Any Minor dead limbs? (give quantities), Describe health of tree (insects? pathological problems?), Life expectancy (best interpretation based on findings) (greater than 10 years?), Rate the Tree (based on above criteria): excellent, good, fair, poor, dead, Credit for Specimen Tree, (UDO Table 630.3) List if specimen tree is to be preserved or removed, Recompense for specimen trees to be removed that are in Good or Excellent condition (UDO 630-70.3) Chart can be found at www.gwinnettcountry.com/A to Z Index/ "S"/ Specimen Tree Concept Plan Chart	
NOT MET	STC23		Provide calculations for critical root zone (CRZ) if specimen tree is in a buffer and a portion of the critical root zone is outside of the required buffer. (UDO 630-30.5.C.3)	
NOT MET	STC24		Provide critical root zone (CRZ) percentage of disturbance on plan for each specimen tree whose CRZ is within the limits of disturbance. (UDO 630-70.9)	
NOT MET	STC25		Re-calculate Tree Density Unit credit for specimen trees whose critical root zone (CRZ) is disturbed based on the percentage it is disturbed. (UDO 630-70.9)	
NOT MET	STC26		Re-adjust limits of disturbance and remove the disturbance from the critical root zone (CRZ) of specimen tree number _____. (UDO 630-70.9.B)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT SPECIMEN TREES

NOT MET	STC27	Submit Specimen Tree CRZ Disturbance Authorization Form along with the corrected Specimen Tree Concept Plan set with comments addressed to the Director for approval. (UDO 630-70.9.B) Form may be found on the Gwinnett County Website at the following path: www.gwinnettcountry.com/Departments/Planning and Development/Forms/Specimen Tree Forms
NOT MET	STC28	Obtain Director Approval for CRZ disturbance of specimen tree(s). (UDO 630-70.9.A)
NOT MET	STC29	State on Specimen Tree Concept Plan the quantity of specimen trees proposed to be removed.
NOT MET	STC30	Submit Specimen Tree Removal Authorization Form along with the corrected Specimen Tree Concept Plan set with comments addressed to the Director for approval. (UDO 630-70.10.A) Form may be found on the Gwinnett County Website at the following path: www.gwinnettcountry.com/Departments/Planning and Development/Forms/Specimen Tree Forms
NOT MET	STC31	State on Specimen Tree Concept Plan the quantity of specimen trees proposed to be preserved.
NOT MET	STC32	Obtain Director Approval for removal of specimen tree(s). (UDO 630-70.10)
NOT MET	STC33	XXXX
NOT MET	STC34	XXXX
NOT MET	STC35	XXXX

STD00 NOTES FOR THE SPECIMEN TREE CONCEPT PLAN

NOT MET	STD01	Provide note on the Specimen Tree Concept Plan: "This plan is conceptual in nature and does not constitute approval for construction or development. Additional regulations shall apply prior to permit issuance".
NOT MET	STD02	XXXX
NOT MET	STD03	XXXX
NOT MET	STD04	XXXX

STE00 SPECIMEN TREE INFORMATION REQUIRED ON OTHER PLANS (FYI)

FYI	STE01	State on Tree Preservation/ Tree Replacement Plan the quantity of specimen trees to be preserved.
FYI	STE02	State on Tree Preservation/ Tree Replacement Plan the quantity of specimen trees to be removed.
FYI	STE03	State on Tree Preservation/ Tree Replacement Plan the amount of recompense Tree Density Units assigned for removal of specimen trees.
FYI	STE04	State on Tree Preservation/ Tree Replacement Plan the amount of recompense Tree Density Units provided on-site.
FYI	STE05	State on Tree Preservation/ Tree Replacement Plan the amount of recompense Tree Density Units provided to the Tree Bank.
FYI	STE06	Show equipment or worker parking, construction material storage, bury pit, burn hole, equipment wash-down area, concrete or gravel wash out areas and entrance pads on Grading Plan and Tree Preservation Tree Replacement Plan. (UDO 630-70.7 G)
FYI	STE07	Show specimen trees and clearing limits on the Site Development Plan. (UDO 630-70.7 G)
FYI	STE08	Show specimen trees and clearing limits on the Subdivision Development Plan. (UDO 630-70.7 G)
FYI	STE09	Show specimen trees and clearing limits on the Grading Plan. (UDO 630-70.7 G)

Case Number **XXX2016-00000**



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT **SPECIMEN TREES**

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
FYI	STE10	Show specimen trees and clearing limits on the Erosion, Sedimentation and Pollution Control Plans. (UDO 630-70.7 G)
FYI	STE11	Show specimen trees and clearing limits on the Utility Plan. (UDO 630-70.7 G)
FYI	STE12	XXXX
FYI	STE13	XXXX
FYI	STE14	XXXX

Development Plan Review Checklist

Case Number

XXX2016-00000

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			BUFFERS
BA00 BUFFERS			
NOT MET	BA01	Our files indicate SDP _____ was issued conditional. Submit a replanting plan for the Street Frontage Buffer for Director’s approval prior to approval of final plat. Street Frontage Buffer Replanting Plan must show existing tree line and replanting where sparsely vegetated or where berms are introduced. (A mixture of evergreen, hardwood canopy, and ornamental trees is suggested; along with combinations in height of evergreen and deciduous shrubs and flowering shrubs. Ornamental grasses are also suggested.)	
NOT MET	BA02	Show all required buffers. (UDO Table 610.1) (Zoning Conditions)	
NOT MET	BA03	Provide a _____ foot natural, undisturbed buffer adjacent to _____ per (UDO Chapter 610, Table 610.1) (UDO 610-20.2)	
NOT MET	BA04	Provide a _____ foot natural, undisturbed buffer adjacent to _____ per (UDO Chapter 610, Table 610.1) (UDO 610-20.2)	
NOT MET	BA05	Provide a _____ foot landscaped buffer adjacent to _____ per	
NOT MET	BA06	Provide a _____ foot landscaped buffer adjacent to _____ per zoning conditions _____. Buffer to be replanted with _____. Show replanting details	
NOT MET	BA07	Provide, show and label the 5 foot structure setback from the required buffer. Structures shall be a minimum of 5 feet from buffer (this includes wall footings). (UDO 610-20.4.A)	
NOT MET	BA08	Remove clearing, grubbing and grading from buffer. (UDO 610-20.3.B)	
NOT MET	BA09	Remove _____ from buffer. (UDO 610-20.3.B)	
NOT MET	BA10	Relocate proposed utilities and easements shown in buffer. (UDO 610-20.8.A)	
NOT MET	BA11	Provide supplemental plantings outside of the required buffer due to the existing easement located inside the required buffer. (UDO 610-20.3.F)	
NOT MET	BA12	Provide details of buffer showing existing tree line and replanting where sparsely vegetated. Buffer planting must meet the requirements of Chapter 610 of the Unified Development Ordinance for screening. (UDO 610-20.3)	
NOT MET	BA13	Provide a combination of deciduous and evergreen native or adaptable trees; and a mixture of large evergreen and deciduous shrubs in buffer. Refer to the UDO Appendix, Section 4 for Buffer Screening combinations.	
NOT MET	BA14	Provide calculations that show 33-1/3% of buffer is any one genus of tree. (UDO 610-20.7.D)	
NOT MET	BA15	Provide calculations on Tree Preservation/ Tree Replacement Plan to show no more than 33-1/3% of the trees for the buffer are from any one genus. (UDO 610-20.7.D)	
NOT MET	BA16	Provide shrubs in buffer to be a minimum of 3 feet in height at time of planting. (UDO 610-20.7.B)	
NOT MET	BA17	Species and variety of shrub in buffer to be a minimum 10 feet in height at maturity. (UDO 610-20.7.B)	
NOT MET	BA18	Provide additional planting to screen this development from residentially zoned property across the public street. (UDO 610-20.3.G)	
NOT MET	BA19	For TND: Provide buffer as listed in UDO, Chapter 610, Table 610.1. <input type="checkbox"/> 50 feet adjacent to R-100 zoning. <input type="checkbox"/> 75 feet adjacent to RA-200, MH, and R-LL. (UDO 210-80.7.D.)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			BUFFERS
NOT MET	BA20	For TND: Lots _____ that are adjacent to exterior single-family residences shall be equal in minimum lot width, lot size and rear building setback along entire perimeter of property . Or, provide a 50 foot in width buffer along the entire perimeter of the property where TND district abuts single-family residence zoning. (UDO 210-80.7.D.)	
NOT MET	BA21	xxx	
NOT MET	BA22	xxx	
NOT MET	BA23	xxx	
NOT MET	BA24	xxx	
BB00 STREAM BUFFERS			
NOT MET	BB01	Show a 50 ft. undisturbed stream buffer and a 75 ft. impervious surface setback buffer (measured from bank of stream, typical) (UDO 500-10.4.A)	
NOT MET	BB02	Show a 100 ft. undisturbed stream buffer and a 150 ft. impervious surface setback buffer (measured from bank of stream, typical) (UDO 500-10.5.A) [O.C.G.A. 391-3-1-16 (6)]	
NOT MET	BB03	Show a 35 ft. undisturbed stream buffer and a 75 ft. impervious surface setback buffer for all tributaries of the Chattahoochee River (measured from bank of stream, typical) (UDO 500-10.5.B)	
NOT MET	BB04	Show a 50 ft. undisturbed stream buffer area and a 150 ft. impervious surface setback buffer along Chattahoochee River [Metropolitan River Protection Act (M.R.P.A.). (UDO 500-10.5>B)	
NOT MET	BB05	Provide note on plan: "Site is located in the Alcovy River Watershed". (UDO 500-10.5.A)	
NOT MET	BB06	Provide note on plan: "Site is located in the Big Haynes Creek Watershed". (UDO 500-10.5.A)	
NOT MET	BB07	Provide note on plan: "Site is located in the Chattahoochee River Corridor". (UDO 500-10.5.B)	
NOT MET	BB08	xxx	
NOT MET	BB09	xxx	
NOT MET	BB10	xxx	
NOT MET	BB11	xxx	
NOT MET	BB12	xxx	
NOT MET	BB13	xxx	
BC00 FLOODPLAIN			
NOT MET	BC01	Show floodplain and/ or flood hazard boundary on plans. Provide data, source and date on plans. If there is no floodplain, note as such and provide source of data. Show floodplain, provide floodplain lot chart. If there is no floodplain, note as such and provide source of data. (UDO 700-30.7) (UDO 320-40.5.L)	
NOT MET	BC02	Show floodplain, provide floodplain lot chart. If there is no floodplain, note as such and provide source of data. (UDO 700-30.7.B)	
NOT MET	BC03	Show and label 100 year floodplain, flood hazard area, wetlands, lakes and ponds. Provide source of data. If there is no floodplain, note as such and provide source of data. (UDO 700-30.7.B)	
NOT MET	BC04	Delineate all areas located within a 100 year flood plain. (UDO 700-30.7)	
NOT MET	BC05	Show floodplain, provide floodplain lot chart. Minimum _____ square feet of lot area required outside floodplain. If there is no floodplain, note as such and provide source of data. (UDO 700-30.7.B) (UDO 320-40.5.L)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			BUFFERS
NOT MET	BC06	Provide floodplain lot chart. Minimum 8,000 square feet of lot area required outside floodplain.	
NOT MET	BC07	Provide floodplain lot chart. Minimum 7,000 square feet of lot area required outside floodplain.	
NOT MET	BC08	Provide floodplain lot chart. Minimum 4,000 square feet of lot area required outside floodplain.	
NOT MET	BC09	Provide floodplain lot chart. Minimum 2,000 square feet of lot area required outside floodplain.	
NOT MET	BC10	Provide 50% of lot above base flood elevation. See lots:	
NOT MET	BC11	Provide floodplain lot chart. For OSC lots, minimum 100% square feet of lot area required outside floodplain. No portion of the lot may be located in 100 year floodplain. (UDO 210-50.6.B)	
NOT MET	BC12	For CSO lots. Remove the lot from the 100 year floodplain. No portion of the lot may be located in 100 year floodplain. (UDO 5-30.8.b.2)	
NOT MET	BC13	For OSC lots. Remove the lot from the 100 year floodplain. No portion of the lot may be located in 100 year floodplain. (UDO 210-50.6.B)	
NOT MET	BC14	xxx	
NOT MET	BC15	xxx	
NOT MET	BC16	xxx	
BD00 STREET FRONTAGE BUFFER			
NOT MET	BD01	For CSO subdivisions: Provide a 50 feet in width Street Frontage Buffer. The street frontage buffer shall remain undisturbed and natural, except for entrance features, necessary street construction activities, rights-of-way crossings, and corner right-of-way crossings and corner right-of-way miters or radii. (UDO 5-30.15.F) FYI: Provide re-planting plan for review and approval by Director. To be approved prior to issuance of development permit.	
NOT MET	BD02	For OSC subdivisions: Provide a 50 feet in width Street Frontage Buffer. If wooded, Street Frontage Buffer shall remain natural and undisturbed except for entrance features, necessary street construction activities, rights-of-way crossings, and corner right-of-way miters or radii. (UDO 210-50.13.B) FYI: Provide re-planting plan for review and approval by Director. To be approved prior to issuance of development permit.	
NOT MET	BD03	For OSC subdivisions: Provide a 25 feet in width Street Frontage Buffer. If sparsely vegetated, Street Frontage Buffer shall be replanted to provide and effective visual screen which shall incorporate, in addition to the plantings, berms and fences with brick or stacked stone columns with a minimum spacing of 30 feet. (UDO 210-50.13.B) FYI: Provide re-planting plan for review and approval by Director. To be approved prior to issuance of development permit.	
NOT MET	BD04	Show and label 50'(ft.) Street Frontage Buffer. (UDO 210-50.13.B)	
NOT MET	BD05	Remove the five feet (5') structure setback line along the Street Frontage Buffer.	
FYI	BD06	When a Street Frontage Buffer is required in addition to a no access easement the no-access easement shall be included within the Street Frontage Buffer and shall be landscaped as part of and in accordance with the Street Frontage Buffer Requirements.	
NOT MET	BD07	Provide a landscape plan for the Street Frontage Buffer. Plan shall be submitted, reviewed and approved by Director prior to issuance of a development permit.	
NOT MET	BD08	xxx	
NOT MET	BD09	xxx	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			BUFFERS
NOT MET	BD10	xxx	
NOT MET	BD11	xxx	
NOT MET	BD12	xxx	
NOT MET	BD13	xxx	
BE00 CONSERVATION SPACE STRIP			
NOT MET	BE01	For OSC subdivisions: Provide a 50-foot conservaiton space strip (dedicated to the property owner's association) adjacent to RA-200, R-140 and R-100 zoned property. (UDO 210-50.13.A.1)	
NOT MET	BE02	For OSC subdivisions: Provide a 25-foot conservation space strip (dedicated to the property owner's association) adjacent to R-75 zoned property (except modified, cluster, CSO or OSC). (UDO 210-50.13.A.2)	
NOT MET	BE03	xxx	
NOT MET	BE04	xxx	
NOT MET	BE05	xxx	
BF00 CONSTRUCTION BUFFER			
NOT MET	BF01	Provide a _____ foot construction buffer adjacent to: (UDO 610-30.1)	
NOT MET	BF02	Provide note on plans: "The _____ foot Construction Buffer referenced by Zoning Condition No. _____, and shown upon the applicable lots, shall remain in force and effect on each individual lot until a Certificate of Occupancy is issued for the dwelling upon the lot." (UDO 610-30.3.A)	
NOT MET	BF03	Remove grading from the Construction Buffer (UDO 610-30.3.A)	
NOT MET	BF04	Remove ditch or swale from the Construction Buffer (UDO 610-30.3.B)	
NOT MET	BF05	Remove stormwater conveyance facility from the Construction Buffer (UDO 610-30.3.B)	
NOT MET	BF06	Remove detention pond from the Construction Buffer (UDO 610-30.3.B)	
NOT MET	BF07	Provide and show tree protection fence at the perimeter of the Construction Buffer. (UDO 610-30.4)	
NOT MET	BF08	xxx	
NOT MET	BF09	xxx	
NOT MET	BF10	xxx	

Development Plan Review Checklist

Case Number

XXX2016-00000

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			LANDSCAPE
LA00 GENERAL LANDSCAPE			
NOT MET	LA01	Provide a Tree Preservation/ Tree Replacement Plan. (UDO 630-10.4,5,6 and 7) (UDO 630-20.2)	
NOT MET	LA02	Provide a Buffer and Landscape Plan. (UDO 320-50.2.H, 320-100, or Condition of Zoning)	
NOT MET	LA03	Plan must be sealed by an authorized registered professional, certified by an arborist or registered forester (See definition for authorized registered professional in the UDO). (UDO 320-90.1)	
NOT MET	LA04	Obtain Director approval of Tree Preservation/ Tree Replacement Plan prior to permit issuance. (re-developed Sites) and/ or (Condition of Zoning)	
NOT MET	LA05	Obtain Director approval for Buffer and Landscape Plan prior to permit issuance. (Condition of Zoning)	
NOT MET	LA06	For re-developed sites: Provide a Tree Preservation/Tree Replacement Plan that shows compliance with Chapters 610, 620, and 630 of the UDO. Provide calculations for landscape strips, parking lot and tree density units. Describe existing buffer vegetation (if applicable). (When compliance cannot be met with existing plant material introduce and show new plant material on plan in order to meet compliance). (When site does not meet compliance, submit plan for Director review) (UDO 630-90)	
NOT MET	LA07	Show overhead power lines/ easements/ transmission lines on the Tree Preservation/ Tree Replacement/Buffer and Landscape Plan. (UDO 320-90.4.D)	
NOT MET	LA08	Utilize trees from the Small Tree List in Section 4 of the UDO Appendix when located under utility easements.	
NOT MET	LA09	Apply for a modification of tree species in cases where parking lot trees are located under power line easements. (UDO 620-30.1.F)	
NOT MET	LA10	Show utility easements on Tree Preservation/Tree Replacement Plan. (UDO 320-90.3)	
NOT MET	LA11	Remove/ re-locate utility, and storm water easement (s) from landscape strip. (UDO 620-20.5)	
NOT MET	LA12	Remove/ re-locate utility, and storm water easement (s) from buffer. (UDO 610-20.8)	
NOT MET	LA13	Show detention pond and easement on the Tree Preservation/ Tree Replacement/Buffer and Landscape Plan. (UDO320-90.3)	
NOT MET	LA14	Remove/re-locate detention pond to allow for planting of trees per zoning condition. If detention pond cannot be relocated apply for a Change in Conditions. See Current Planning for application 678.518.6000.	
NOT MET	LA15	Show and label stormwater facility dam on the Tree Preservation/ Tree Replacement/Buffer and Landscape Plan. (UDO 320-90.3)	
NOT MET	LA16	Remove/re-locate dam to allow for planting of trees per zoning condition. If dam cannot be relocated apply for a Change in Conditions. See Current Planning for application 678.518.6000.	
NOT MET	LA17	Show tree protection measures such as transplanting specifications tree wells, aeration systems, and staking specifications on the Tree Preservation/ Tree Replacement Plans. (All landscape and planting details are to be shown on landscape plan, and not with other construction details.) (UDO 360-10)	
NOT MET	LA18	Provide Gwinnett County Standard Drawing planting detail number 801 on Tree Preservation/Tree Replacement/Buffer/Landscape Plan for Multi-trunk Tree Planting. (All landscape and planting details are to be shown on landscape plan, and not with other construction details.) (UDO 360-10)	
NOT MET	LA19	Provide Gwinnett County Standard Drawing planting detail number 802 on Tree Preservation/Tree Replacement/Buffer/Landscape Plan for Evergreen Tree Planting. (All landscape and planting details are to be shown on landscape plan, and not with other construction details.) (UDO 360-10)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			LANDSCAPE
NOT MET	LA20	Provide Gwinnett County Standard Drawing planting detail number 803 on Tree Preservation/Tree Replacement/Buffer/Landscape Plan for Deciduous Tree Planting. (All landscape and planting details are to be shown on landscape plan, and not with other construction details.) (UDO 360-10)	
NOT MET	LA21	Provide Gwinnett County Standard Drawing planting detail number 804 on Tree Preservation/Tree Replacement/Buffer/Landscape Plan for Shrub and Groundcover Planting. (All landscape and planting details are to be shown on landscape plan, and not with other construction details.) (UDO 360-10)	
NOT MET	LA22	Specify treatment of the remaining ground area- ground shall be sodded, seeded or hydro seeded with grass, and/or planted with ground cover species and/or provided with other landscaping material, or any combination thereof. (UDO 620-20.2.C, 620-20.3.C, 620-30.1.D)	
NOT MET	LA23	Provide Gwinnett County Standard Street Tree Detail and Utility detail in plan set & call-out detail on site plan. Revise right-of way dimension on the detail to match site plans. Standard Drawing detail number 503 and number 503 A. (UDO 360-10)	
NOT MET	LA24	Provide a detail or description of protective tree fencing: 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 (UDO 320-90.4.I.1 and 630-70.7.I)	
NOT MET	LA25	Provide Sd1 - S silt fencing along the outer uphill edge of tree protection zones of specimen trees where land disturbance is taking place. (UDO 630-70.7.L)	
NOT MET	LA26	Show proposed location of temporary construction activities such as equipment or worker parking, materials storage, burn holes, equipment wash-down areas, and entrance pads. (UDO 630-50.1.D and 630-70.7.C)	
NOT MET	LA27	Clearly identify limits of land disturbance.	
NOT MET	LA28	Provide note on plan: "Deciduous trees shall be at least 2 inches in diameter and evergreen trees shall be at least 6 feet in height at time of planting." (UDO 630-30.5.B.1)	
NOT MET	LA29	Provide complete plant list giving quantities, botanical names, common names, sizes and conditions, tree density units (as applicable), and spacing. (UDO 320-90.4.J, 320-100.3.J, and 630-30.1)	
NOT MET	LA30	Provide calculations on Tree Preservation/ Tree Replacement Plan to show no more than 33--1/3% of the trees for the overall site are from any one genus. (UDO 630-30.5.E)	
NOT MET	LA31	Provide Tree Canopy Calculations on Tree Preservation/ Tree Replacement Plan. Include existing trees, buffer trees, landscape strip trees, parking lot trees, and any tree(s) preserved or replaced on site. (UDO 630-40.2)	
NOT MET	LA32	Provide a _____ foot landscaped setback adjacent to: (Condition of Zoning) (R-SR UDO 210-90.6.C.1) and R-TH, UDO 210-100.6.A.15)	
NOT MET	LA33	Outside storage in industrial zoning districts: Provide a landscape setback the distance of the width of the rear or side setback. Plant material to provide a year-round vegetative screen. (UDO 230-130.4.H.3.f)	
NOT MET	LA34	Show 10' no access easement on double frontage lots. (UDO 620-80)	
NOT MET	LA35	Provide details of 10' no access easement showing existing vegetation and enhancements as necessary. (UDO 620-80)	
NOT MET	LA36	Provide total number of non-buffer trees planted.	
NOT MET	LA37	Provide total number of trees planted within buffers	
NOT MET	LA38	Provide total number of trees preserved outside of the required buffers.	
NOT MET	LA39	xxx	
NOT MET	LA40	xxx	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			LANDSCAPE
NOT MET	LA41	xxx	
LB00 SPECIMEN TREE INFORMATION//DATA REQUIRED ON TREE PRESERVATION/TREE REPLACEMENT PLAN			
NOT MET	LB01	Show critical root zone for each preserved specimen tree on the Tree Preservation/ Tree Replacement Plan. (UDO 630-70.7.A.,E., and F.)	
NOT MET	LB02	Show specimen trees and clearing limits on the Tree Preservation/Tree Replacement Plan. (UDO 630-70.7 G)	
NOT MET	LB03	Show tree protection fence detail (1 of 3 options) for specimen trees on Tree Preservation/ Tree Replacement Plan. 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. (UDO 630-70.7.I)	
NOT MET	LB04	State on Tree Preservation/ Tree Replacement Plan the quantity of specimen trees to be preserved. (UDO 630-70.7.G)	
NOT MET	LB05	State on Tree Preservation/ Tree Replacement Plan the quantity of specimen trees to be removed. (UDO 630-70.7.G)	
NOT MET	LB06	State on Tree Preservation/ Tree Replacement Plan the amount of recompense Tree Density Units assigned for removal of specimen trees. (UDO 630-70.10)	
NOT MET	LB07	State on Tree Preservation/ Tree Replacement Plan the amount of recompense Tree Density Units provided on-site. (UDO 630-70.10)	
NOT MET	LB08	State on Tree Preservation/ Tree Replacement Plan the amount of recompense Tree Density Units provided to the Tree Bank. (UDO 630-80)	
NOT MET	LB09	xxx	
NOT MET	LB10	xxx	
NOT MET	LB11	xxx	
LC00 SPECIMEN TREE INFORMATION REQUIRED ON TREE PRESERVATION/TREE REPLACEMENT PLAN & OTHER PLANS			
NOT MET	LC01	Show tree protection fence (Tr) at critical root zone or dripline whichever is greater for preserved specimen trees on the Erosion, Sedimentation and Pollution Control Plans; Grading Plans; Utility Plans; and Tree Preservation/ Tree Replacement Plans. (UDO 630-70.7.F. and G.)	
NOT MET	LC02	Show Sd1 - S silt fence along the outer uphill edge of tree protection zones for specimen trees on Erosion, Sedimentation and Pollution Control Plans and the Tree Preservation/Tree Replacement Plan. (UDO 630-70.7.L)	
NOT MET	LC03	Provide detail for Sd1 - S silt fence on the Erosion, Sedimentation and Pollution Control Plan and the Tree Preservation/Tree Replacement Plan. (UDO 630-70.7.L)	
NOT MET	LC04	Show preserved specimen trees and their critical root zones on the Erosion, Sedimentation and Pollution Control Plans; Grading Plans; Utility Plans; Site Plans; and Tree Preservation/ Tree Replacement Plans. (UDO 630-70.7.G)	
NOT MET	LC05	Show limits of land disturbance on the Site Plans; Erosion, Sedimentation and Pollution Control Plans; Grading Plans; Utility Plans; and Tree Preservation/ Tree Replacement Plans. (UDO 630-70.7.G)	
NOT MET	LC06	xxx	
NOT MET	LC07	xxx	
NOT MET	LC08	xxx	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT LANDSCAPE

LD00 NOTES FOR THE TREE PRESERVATION/TREE REPLACEMENT PLAN (When specimen trees are being preserved on-site)

NOT MET	LD01	Provide note on Tree Preservation/Tree Replacement Plan: "Thinning is allowed and may include manual removal of non-specimen trees within the critical root zone or dripline of the specimen tree in the landscape installation phase of development only. Thinning includes manual removal (NO motorized/ wheeled or track vehicles allowed within the critical root zone of the specimen tree)". (This note is required when there are specimen trees that remain on-site) (UDO 630-70.7.D.1)
NOT MET	LD02	Provide note on the Tree Preservation/Tree Replacement Plan: "A Commercial Applicator License and a Pesticide Contractor License are required by the contractor if the use of herbicides are necessary for noxious plant material removal". (This note is required when there are specimen trees that remain on-site) (UDO 630-70.7.D.2)
NOT MET	LD03	Provide note on the Tree Preservation/Tree Replacement Plan: "Non-vegetative material to be removed manually". (This note is required when there are specimen trees that remain on-site) (UDO 630-70.7.D.3)
NOT MET	LD04	Provide note on the Tree Preservation/Tree Replacement Plan: "Thinning and clearing of any vegetative material in the critical root zone shall be done in the landscape installation phase of development". (This note is required when there are specimen trees that remain on-site) (UDO 630-70.7.D.4)
NOT MET	LD05	Provide a note on the Tree Preservation/Tree Replacement Plan: "Tree save signs shall be every 20 feet or a minimum of 4 signs per specimen tree". (This note is required when there are specimen trees to be preserved on site) (UDO 630-70.7.J)

LE00 TREE PROTECTION

NOT MET	LE01	Show and label existing tree save areas. Provide calculations. (UDO 630-30.5)
NOT MET	LE02	Clearly identify limits of land disturbance for tree protection calculations. (UDO 630-30.5)
NOT MET	LE03	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.
NOT MET	LE04	Show tree protection fencing (Tr) on plan. Show dripline of tree(s) in plan view. Tree protection fence shall be at dripline of tree at minimum. (UDO 630-50.1)
NOT MET	LE05	Provide a tree protection fencing detail on plan. (UDO 630-50.2.D and/or 630-70.7.I)
NOT MET	LE06	Provide detail for tree protection fence signage, type and location of tree save area signs that state "Stay Out" or "No Entry". (UDO 630-50.2 and/or 630-70.7.J)
NOT MET	LE07	Provide a note on plans: "Tree save signs shall be every 20 feet or a minimum of 4 signs per specimen tree". (UDO 630-70.7.J) (This note is required when there are preserved specimen trees on-site)
NOT MET	LE08	Show location and call-out on plan orange/red plastic protective tree fencing (Tr) adjoining all zoning buffers and tree save areas. (UDO 630-50.2.A)
NOT MET	LE09	Provide installation detail for orange/red plastic protective tree fencing adjoining all zoning buffers and tree save areas. (UDO 630-50.2.A)
NOT MET	LE10	Provide note on plan: "Tree Protection Fencing shall be installed prior to any land disturbance." (UDO 630-50.2.D)
NOT MET	LE11	Show the dripline of existing trees, affected by construction, on plan. Locate protective tree fencing no closer than at the dripline of existing trees, minimum. (UDO 630-50.1.B)

LANDSCAPE

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	LE12	Revise calculations for Tree Sample Areas to include: 1. 2. (UDO 630-30.5.A.1)
NOT MET	LE13	
NOT MET	LE14	xxx
NOT MET	LE15	xxx
NOT MET	LE16	xxx
LF00 LANDSCAPE STRIPS		
NOT MET	LF01	Provide a 10' landscape strip adjacent to all street right-of-way abutting the property. (UDO 620-20.2)
NOT MET	LF02	For 10 foot landscape strips: Provide one (1) tree and for each 40 linear feet of strip length. Provide calculations. (UDO 620-20.2.A.1)
NOT MET	LF03	For 10 foot landscape strips: Provide one (1) Shrub for each 4 linear feet of strip length. Provide calculations. (UDO 620-20.2.A.2)
NOT MET	LF04	Provide a five foot (5') landscape strip at the edge of abutting off-street grassed parking area. Provide calculations. (UDO 620-20.3)
NOT MET	LF05	Provide a five feet (5') landscape strip as required by zoning conditions adjacent to: (UDO 620-20.3)
NOT MET	LF06	For 5 foot landscape strips: Provide one (1) tree for each 50 linear feet of strip length. Provide calculations. (UDO 620-20.3.A.1)
NOT MET	LF07	For 5 foot landscape strips: Provide one (1) shrub for each 4 linear feet of strip length. Provide calculations. (UDO 620-20.3.A.2)
FYI	LF08	Driveway widths at the right of way line may be subtracted from the total lineal feet of property frontage. (UDO 620-20.1.B)
FYI	LF09	Trees may be grouped together. (UDO 620-20.2.B and 620-20.3.B)
FYI	LF10	Shrubs may be grouped together. (UDO 620-20.2.B and 620-20.3.B)
NOT MET	LF11	Provide additional planting to screen this development from residentially zoned property across the public street. (UDO 610-20.3.G) also see Buffer Section
NOT MET	LF12	Per Zoning Condition(s) _____ provide _____ foot landscaped strip adjacent to:
NOT MET	LF13	Provide a Type 1 landscape strip when a parking structure's building elevation is facing public streets. (UDO 240-40.3)
NOT MET	LF14	xxx
NOT MET	LF15	xxx
NOT MET	LF16	xxx
LG00 PARKING LOT TREES		
NOT MET	LG01	Provide one (1) tree for each seven (7) parking spaces. Provide calculations. (UDO 620-30.1.A.1)
NOT MET	LG02	Show 60 foot radius specifically for trees counted toward the parking lot requirement. Show radius from tree trunk. Every parking space must be within 60 feet of the trunk of a tree. (UDO 620-30.1.A.1)
NOT MET	LG03	Indicate the square foot of each planting island on plan. Minimum 200 sq. ft. for one tree. (UDO 620-30.1.B)
NOT MET	LG04	Indicate the square foot of each painted parking lot island on plan. (UDO 620-30.1.E)
NOT MET	LG05	Reconfigure parking stripping over 50 sq. ft. Paved "islands" over 50 sq. ft. are prohibited and shall be reconfigured to contain plantings. (UDO 620-30.1.E)

STATUS		COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	LANDSCAPE
NOT MET	LG06		Select parking lot tree types from the parking lot tree column in the Tree Species List located in the UDO Appendix. (UDO 620-30.1.A.2)	
NOT MET	LG07		xxx	
NOT MET	LG08		xxx	
NOT MET	LG09		xxx	
LH00 STREET TREES				
NOT MET	LH01		Provide street trees. (UDO 620-40, 60, 65, 70, and 75)	
NOT MET	LH02		(For residential properties) Show street trees on plan located outside of the right-of-way, on private property within the first five (5) feet of the property line. (UDO 620-75.B.3)	
NOT MET	LH03		(For non-residential properties) Show street trees on plan either inside or outside of the right-of-way. (UDO 620-40.B.1)	
NOT MET	LH04		Show street tree on typical lot layout to show compliance. (UDO 620-75.B.7)	
NOT MET	LH05		Show street trees at a minimum 3 inches caliper at time of planting. (UDO 620-40.B.3 and 620-75.B.4)	
NOT MET	LH06		Provide a minimum of one (1) tree per 50 linear feet of street frontage both sides of the street. Provide calculations. (UDO 620-40.B.2 and 620-75.B.2)	
NOT MET	LH07		Street Trees shall be spaced at about 35-40 feet centers and located a minimum of 30 feet from intersecting streets and a minimum of about 40 feet from street lights. Note: "Street light spacing shall be reduced from the current standard of about 150 feet between street lights to about 100 feet."	
NOT MET	LH08		Select street trees from the street tree column of the Tree Species List in the UDO Appendix Section 4.0. (UDO 620-75.B.4)	
NOT MET	LH09		In Overlay Districts, select street trees from the street tree column of the Large Tree Species List in the UDO Appendix Section 4.0. (UDO 620-40.B.3)	
NOT MET	LH10		For entry roads of the TND Zoning Districts: Select street trees from the street tree column of the Large Tree Species List in the UDO Appendix Section 4.0. (UDO 210-80.12 and 620-60.B)	
NOT MET	LH11		For local roads internal to the development of TND Zoning Districts: Select street trees from the street tree column of the Large, Medium or Small Tree Species List in the UDO Appendix Section 4.0. (UDO 210-80.12 and 620-60.B)	
NOT MET	LH12		Provide Gwinnett County Standard Drawing Street Tree Planting detail #503A on Tree Preservation/Tree Replacement Plan. (UDO 360-10)	
NOT MET	LH13		Provide note on plan: "Street trees to be a minimum of 3 inches caliper at time of planting." (UDO 620-40.B.3 and 620-75.B.4)	
NOT MET	LH14		(For residential subdivisions) Provide note on plan: "Street trees shall be located outside of the right-of-way, within the first five (5) feet of the property line."	
NOT MET	LH15		(For non-residential developments) Provide note on plan: "Street trees shall be located no closer than 11 feet from the back of curb."	
NOT MET	LH16		Provide note on plan: "Street trees shall be 3" in diameter at time of planting. Trees shall be planted outside of the right-of-way, within 5 feet from the right-of-way at a quantity of 1 tree per 50 linear feet of street (both sides of the street)." (UDO 620-75.B)	
NOT MET	LH17		xxx	
NOT MET	LH18		xxx	
NOT MET	LH19		xxx	
LI00 TWO TREES PER LOT				

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			LANDSCAPE
NOT MET	LI01	Provide a minimum of two (2) trees, at least 2 inches in diameter shall be placed or preserved on each individual lot prior to the issuance of a Certificate of Occupancy. (UDO 620-60, 70, 75 and 620-75.A.2)	
NOT MET	LI02	Show lot trees on typical lot layout. (UDO 620-75.A.1)	
FYI	LI03	The location of the two trees is not limited to the front yard. Trees can be planted in any location on the lot except in utility and drainage easements and septic drain fields. (UDO 620-75.A.1)	
NOT MET	LI04	Provide note on plat on the typical lot layout : "Trees shall not be planted in utility and drainage easements and in septic drain fields". (UDO 620-75.A.1)	
NOT MET	LI05	Provide note on plat on the typical lot layout: "Trees shall be in place and planted prior to issuance of Certificate of Occupancy". (UDO 620-75.A.2)	
NOT MET	LI06	Provide note on plat on the typical lot layout: "Lot trees shall be at least 2 inch caliper at time of planting and of a species listed in the Tree Species List of the Appendix, Section 4.0 of the UDO". (UDO 620-75.A.3)	
NOT MET	LI07	xxx	
NOT MET	LI08	xxx	
NOT MET	LI09	xxx	
LJ00 TREE DENSITY UNITS PER ACRE			
NOT MET	LJ01	Provide complete tree density calculations for saved and/or newly planted trees. Provide Twenty Four (24) Tree Density Units per acre. Zoning buffer areas and trees in the zoning buffer to be excluded from calculations. Trees used for density credit must be from the Tree Species List found in the UDO Appendix Section 4.0. (UDO 630-30.1)	
NOT MET	LJ02	Provide complete tree density calculations for saved and/or newly planted trees. Provide Twenty (20) Tree Density Units per acre. Zoning buffer areas and trees in the zoning buffer to be excluded from calculations. Trees used for density credit must be from the Tree Species List found in the UDO Appendix Section 4.0. (UDO 630-30.1)	
NOT MET	LJ03	Provide complete tree density calculations for saved and/or newly planted trees. Provide Sixteen (16) Tree Density Units per acre. Zoning buffer areas and trees in the zoning buffer to be excluded from calculations. Trees used for density credit must be from the Tree Species List found in the UDO Appendix Section 4.0. (UDO 630-30.1)	
NOT MET	LJ04	Remove Leyland Cypress from meeting the Tree Density Units. Leyland Cypress and Crepe Myrtles are not allowed to be counted toward meeting site density requirements. (Leyland Cypress are allowed for buffer plantings at 33-1/3% of the buffer) (UDO 610-20.7.E)	
NOT MET	LJ05	Remove Crepe Myrtle(s) from meeting the Tree Density Units. Leyland Cypress and Crepe Myrtles are not allowed to be counted toward meeting site density requirements. (UDO 610-20.7.E)	
NOT MET	LJ06	Provide complete plant list giving quantities, botanical names, common names, sizes and conditions, tree density units (as applicable), and spacing (as applicable). (UDO320-90.4.J)	
NOT MET	LJ07	When clearing of the required tree density units is proposed, a performance bond must be posted and a development performance agreement must be executed and submitted prior to the issuance of permit to guarantee tree replacement will occur in future phases. (UDO 330-10.1.A.4, 330-10.1.B.4, and 330-10.C.4)	
NOT MET	LJ08	xxx	
NOT MET	LJ09	xxx	
NOT MET	LJ10	xxx	
LK00 OVERLAY DISTRICT PLANTING REQUIREMENTS			

LANDSCAPE

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	LK01	Indicate and label the locations of all landscape areas which incorporate live plant material immediately in front of or within 10 feet of the building. Landscape areas to be at a minimum of 50 linear feet intervals along each facade facing a public street or private driveway. Indicate the types of plant material for all required locations to document compliance with the requirements of the Activity Center Corridor Overlay District of the UDO. (Plants in pots do not fulfill the requirement, however pots may be provided in addition to the landscape area requirement.) (UDO Appendix, Section 1, Architectural Design Standards, Category 3 and 4; 6.1.1.L and 7.1.1.O)
NOT MET	LK02	Provide street trees spaced 50-feet on-center or grouped at 120-feet on-center, along the right of way of: (UDO 220-30.3.D.4)
NOT MET	LK03	Mall of Georgia Overlay: <ul style="list-style-type: none"> • Buford Drive • Woodward Crossing Boulevard • Mall of Georgia Boulevard
NOT MET	LK04	Civic Center Overlay: <ul style="list-style-type: none"> • Sugarloaf Parkway • Satellite Boulevard • Duluth Highway • Old Peachtree Road • Meadow Church Road • North Brown Road
NOT MET	LK05	U. S. Highway 78 Corridor Overlay: <ul style="list-style-type: none"> • Stone Mountain Highway
NOT MET	LK06	Grayson/Highway 20 Corridor Overlay: Grayson Highway <ul style="list-style-type: none"> • Loganville Highway • Sugarloaf Parkway • Webb Gin House Road • Hillside Drive • Cooper/Ozora Road • Oak Grove Road • Hope Hollow Road • Hoke O’Kelly Mill Road • Brand Road
NOT MET	LK07	Centerville/ Highway 124 Overlay: <ul style="list-style-type: none"> • Scenic Highway • Centerville Highway • Highpoint Road • Everson/ Springdale Road • Bethany Church/ Zoar Road • Zoar Church Road • Annistown/ Centerville-Rosebud Road • Campbell Road • Lee Road • Anderson-Livsey Lane
NOT MET	LK08	Braselton Highway (S.R. 124)/ Gravel Springs Rd (S.R. 324) and Hamilton Mill Rd Overlay: <ul style="list-style-type: none"> • Braselton Highway • Gravel Springs Road • Auburn Road • Hamilton Mill Road
NOT MET	LK09	For Overlay Districts: Select street trees from the street tree column of the Large Tree Species List in the UDO Appendix Section 4.0. (UDO 620-40.B.3)

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			LANDSCAPE
NOT MET	LK10	Show calculations to verify 50% of trees are 3 inches caliper or greater. (UDO 220-30.3.D.1)	
NOT MET	LK11	xxx	
NOT MET	LK12	xxx	
NOT MET	LK13	xxx	
NOT MET	LK14	xxx	
LL00 TND PLANTING REQUIREMENT SPECIFICS			
NOT MET	LL01	Provide street trees in the required landscape strips. (requirement applies to the civic and commercial sections) (UDO 210-80.12.A)	
NOT MET	LL02	Re-locate street tree to be greater than 10 feet from another tree, streetlight, or utility pole, or within 5 feet of a fire hydrant. (UDO 210-80.12.C)	
NOT MET	LL03	Locate landscape strips on both sides of the street. (requirement applies to the civic and commercial sections, alleys excepted) (UDO 210-80.12.D)	
NOT MET	LL04	Provide a Type 3 landscape strip to screen parking lot from adjacent roadways. (UDO 210-80.12.E) (UDO Appendix, Section 4)	
NOT MET	LL05	xxx	
NOT MET	LL06	xxx	
NOT MET	LL07	xxx	
NOT MET	LL08	xxx	
LM00 R-TH LANDSCAPE REQUIREMENTS			
NOT MET	LM01	For RTH: Provide a twenty feet (20') grassed or landscaped strip between all buildings and interior driveway/ streets (UDO 210-100.6.A.8)	
NOT MET	LM02	For RTH: Provide a fence/ wall/ entrance monument detail. (UDO 210-100.6.A.15)	
NOT MET	LM03	For RTH: Provide a fifty feet (50') wide landscaped setback along all exterior street frontages. The landscaped setback may incorporate natural vegetation and shall include a decorative fence/ wall and entrance monument. The fence may be constructed as solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max 30' O.C.). (UDO 210-100.6.A.15)	
NOT MET	LM04	For RTH: Provide a planting detail of the fifty feet (50') wide landscaped setback. (UDO 210-100.6.A.15)	
NOT MET	LM05	xxx	
NOT MET	LM06	xxx	
NOT MET	LM07	xxx	
LN00 NOTES			
NOT MET	LN01	(For LDP's) Please note on plan: "In accordance with the tree protection requirements and landscaping requirements, required trees and shrubs which are not planted upon completion or prior to expiration of a Land Disturbance Permit shall be planted within 30 days of the completion or expiration of said permit unless a performance bond is posted with the department." (UDO 640-40.1)	
NOT MET	LN02	Provide note on plan: "Topping trees is not allowed. Trees removed or having their tops cut after compliance with this Ordinance shall be replaced with the equivalent inches of removed trees." (UDO 620-10.3)	
NOT MET	LN03	Provide note on plan: "All buffers and tree save areas shall be clearly identified with tree protection fencing prior to commencement of any land disturbance." (UDO 630-50.2.A)	

Case Number **XXX2016-00000**



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

LANDSCAPE

NOT MET	LN04	Provide note on plans: "Deciduous trees shall be at least 2 inches in diameter and evergreen trees shall be at least 6 feet in height at time of planting." (UDO 630-30.5.B.1)
NOT MET	LN05	xxx
NOT MET	LN06	xxx
NOT MET	LN07	xxx

LO00 IMPORTANT INFORMATION

FYI	LO01	For Commercial Development Permit (CDP) and Final Plat (FPL): All required landscaping must be installed in accordance to the approved plan prior to the approval of a Certificate of Development Conformance (CDC) package. (UDO 350-40)
FYI	LO02	xxx
FYI	LO03	xxx
FYI	LO04	xxx

Development Plan Review Checklist

Case Number XXX2016-00000

STATUS			OPEN SPACE
STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	
OA00 OPEN SPACE/COMMON AREA			
NOT MET	OA01	Provide ___% of common area.	
NOT MET	OA02	Provide note on plan: "Open space and common area to be deeded to and maintained by a qualified Homeowners Association". This deed must be filed prior to approval of a Final Subdivision Plat. (UDO 360-110.1.D)	
NOT MET	OA03	Provide note on plan: "Open Space and common area to be deeded to and maintained by a qualified Homeowners Association.". (UDO 360-110.1.D)	
NOT MET	OA04	xxx	
NOT MET	OA05	xxx	
NOT MET	OA06	xxx	
OB00 SQUARE			
NOT MET	OB01	Provide a minimum of 1 acre. (UDO Appendix Section 3.0)	
NOT MET	OB02	Provide calculations for impervious surface (Maximum 60%) (UDO Appendix Section 3.0)	
NOT MET	OB03	Provide street frontage on at least two sides. (UDO Appendix Section 3.0)	
NOT MET	OB04	Provide landscaping. (For example: formal)(UDO Appendix Section 3.0)	
NOT MET	OB05	Provide outdoor furnishings. (For example: benches, gazebo, water feature, play structure) (UDO Appendix Section 3.0)	
NOT MET	OB06	Provide outdoor lighting. (UDO Appendix Section 3.0)	
NOT MET	OB07	xxx	
NOT MET	OB08	xxx	
NOT MET	OB09	xxx	
OC00 GREEN			
NOT MET	OC01	Provide a minimum of 25,000 sq. ft. (UDO Appendix Section 3.0)	
NOT MET	OC02	Provide calculations for impervious surface. (Maximum 20%). (UDO Appendix Section 3.0)	
NOT MET	OC03	Provide landscaping (For example: undisturbed, natural, and/or formal plantings) (UDO Appendix Section 3.0)	
NOT MET	OC04	Provide outdoor furnishings. (For example: benches, picnic shelter, gazebo, water feature, play structure, trellis, pergola, way finding or interpretive signage) (UDO Appendix Section 3.0)	
NOT MET	OC05	xxx	
NOT MET	OC06	xxx	
NOT MET	OC07	xxx	
OD00 PLAZA			
NOT MET	OD01	Provide a minimum of 10,000 sq. ft. (UDO Appendix Section 3.0)	
NOT MET	OD02	Provide calculations for impervious surface. (Maximum 75%) (UDO Appendix Section 3.0)	
NOT MET	OD03	Provide a connection to public street right-of-way by means of a pedestrian corridor or face plaza to a public street. (UDO Appendix Section 3.0)	
NOT MET	OD04	Provide landscaping. (For example: formal)(UDO Appendix Section 3.0)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			OPEN SPACE
NOT MET	OD05	Provide outdoor furnishings. (For example: benches, gazebo, water feature, play structure) (UDO Appendix Section 3.0)	
NOT MET	OD06	Provide outdoor lighting. (UDO Appendix Section 3.0)	
NOT MET	OD07	xxx	
NOT MET	OD08	xxx	
NOT MET	OD09	xxx	
OE00 POCKET PARK			
NOT MET	OE01	Provide a minimum of 3,000 sq. ft. (UDO Appendix Section 3.0)	
NOT MET	OE02	Provide calculations for impervious surface. (Maximum 25%) (UDO Appendix Section 3.0)	
NOT MET	OE03	Provide landscaping. (For example: undisturbed, natural or formal)(UDO Appendix Section 3.0)	
NOT MET	OE04	Provide outdoor furnishings. (For example: benches, tables, seat walls, planters play structure, picnic area/shelter) (UDO Appendix Section 3.0)	
NOT MET	OE05	xxx	
NOT MET	OE06	xxx	
NOT MET	OE07	xxx	
OF00 COURTYARD			
NOT MET	OF01	Provide a minimum of 1,000 sq. ft. (UDO Appendix Section 3.0)	
NOT MET	OF02	Provide calculations for impervious surface. (Maximum 75%) (UDO Appendix Section 3.0)	
NOT MET	OF03	Provide landscaping. (For example: formal)(UDO Appendix Section 3.0)	
NOT MET	OF04	Provide outdoor furnishings. (For example: benches, gazebo, water feature, seating) (UDO Appendix Section 3.0)	
NOT MET	OF05	Provide outdoor lighting. (UDO Appendix Section 3.0)	
NOT MET	OF06	Provide a partially enclosed courtyard, on two or three sides, by a building or other structures. (UDO Appendix Section 3.0)	
NOT MET	OF07	xxx	
NOT MET	OF08	xxx	
NOT MET	OF09	xxx	
OG00 TRADITIONAL NEIGHBORHOOD ZONING DISTRICT (TND)			
NOT MET	OG01	Provide a minimum of 20% common area. (Computed from gross acreage) (UDO 210-80.7.C.1)	
NOT MET	OG02	Remove 100-year floodplain from meeting the minimum common area calculations. (UDO 210-80.7.C.2)	
NOT MET	OG03	Remove wetlands from meeting the minimum common area calculations. (UDO 210-80.7.C.2)	
NOT MET	OG04	Remove 50% of area in 100-year floodplain or wetlands from meeting the minimum amount of common area if using common area as density bonus. (UDO 210-80.7.C.2)	
NOT MET	OG05	Provide at a minimum 3,000 sq. ft. of contiguous common area. (UDO 210-80.7.C.3)	
NOT MET	OG06	Provide common area such as a public park, green, or square adjacent to, or directly across the street from villas or townhomes. (UDO 210-80.7.C.4) (UDO Design Guidelines, Public Spaces, Section 3.0)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			OPEN SPACE
NOT MET	OG07	Relocate Villas and/or townhouses to be adjacent to, or directly across the street from a common area such as a public park, green or square. (UDO 210-80.7.C.4) (UDO Design Guidelines, Public Spaces, Section 3.0)	
NOT MET	OG08	Provide pedestrian pathways such as sidewalks or multi-use paths linking each lot to at least one common area. (UDO 210-80.7.C.5)	
NOT MET	OG09	Provide greenway and multi-use paths in the common area calculations. Consult with the Gwinnett County Open Space and Greenways Master Plan for greenway requirement. Make an appointment to see Marcie Moore of the Department of Community Services when a greenway is identified in the master plan for this property. (UDO 210-80.7.C.6)	
NOT MET	OG10	A mandatory property owners association is required and is responsible for all maintenance of the common areas that is outside of individual lots. (UDO 210-80.15.A) (Also see UDO 210-80.16)	
NOT MET	OG11	A landscape maintenance easement is required to be recorded for the ground surrounding buildings of attached residential units. (UDO 210-80.15.A)	
NOT MET	OG12	Relocate bike racks, trash receptacles, benches, street trees, landscaping, bike lanes, signage, and street lights outside of the public right-of-way. (UDO 210-80.15.B)	
NOT MET	OG13	xxx	
NOT MET	OG14	xxx	
NOT MET	OG15	xxx	
OH00 MIXED-USE ZONING DISTRICTS (MU-N, MU-C, and MU-R)			
NOT MET	OH01	Provide a minimum of 15% common area. (Computed from net acreage) (UDO 210-225.1)	
NOT MET	OH02	Provide one public gathering area or activity center in the form of a square, green, plaza, or similar. (UDO 210-225.1.B) See also (UDO Appendix Section 3.0)	
NOT MET	OH03	Provide three points of entry by sidewalks. (UDO 210-225.1.B)	
NOT MET	OH04	Provide connection to the greenway by a multi-use path. (UDO 210-225.1.C) See also (UDO 900-100)	
NOT MET	OH05	xxx	
NOT MET	OH06	xxx	
NOT MET	OH07	xxx	

Development Plan Review Checklist

Case Number **XXX2016-00000**

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			CONSERVATION SPACE
C00 CONSERVATION SPACE			
CA00 EXISITNG FEATURES SITE ANALYSIS PLAN			
NOT MET	CA01	Re-submit concept plan to Development Plan Review inclusive with Existing Features Site Analysis Plan.	
NOT MET	CA02	Provide an Existing Features Site Analysis Plan. (UDO 210-50.18)	
NOT MET	CA03	Provide a closed boundary survey of the site. (UDO 210-50.18.C.1)	
NOT MET	CA04	Show all flora.(UDO 210-50.18.C.2)	
NOT MET	CA05	Show all fauna.(UDO 210-50.18.C.2)	
NOT MET	CA06	Identify significant wildlife habitats. (UDO 210-50.18.C.2)	
NOT MET	CA07	Provide time of year survey of flora and fauna was performed.(UDO 210-50.18.C.3)	
NOT MET	CA08	Identify protected plant species as listed by Georgia Department of Natural Resources. Must be certified by a forester, arborist, biologist, botanist or horticulturist.(UDO 210-50.18.C.4)	
NOT MET	CA09	Show all perennial and intermittent streams, FEMA designed 100-year Flood Hazard Zones, and Wetlands on plan. Indicate source of data.(UDO 210-50.18.C.5)	
NOT MET	CA10	Show all tree lines, native woodlands, and tree resource areas. Identify tree resource areas by type either hardwoods or pines and old or new growth. Show limits of all meadows, open fields, peaks or rock outcroppings, and prime agricultural land. (UDO 210-50.18.C.6 and 7)	
NOT MET	CA11	Delineate steep slope areas 25% or greater. (These slope areas shall remain undisturbed except for vegetation to deter erosion). (UDO 210-50.18.C.8)	
NOT MET	CA12	For CSO only: Provide topographic information with contours at intervals no greater than 4 feet. Delineate areas with steep slopes (40% or greater) Label and show slopes of 25% and greater. (UDO 5-30.6.D)	
NOT MET	CA13	Identify significant historical, cultural, and archeological features on the property. (UDO 215-50.18.C.9)	
NOT MET	CA14	Identify cemeteries and burial grounds on the property. If necessary, provide details of archeological findings and information for protection of areas.(UDO 215-50.18.C.9)	
NOT MET	CA15	Include certification that no timber harvesting activity has occurred in the previous 24 months prior to the approval of a rezoning application or the approval of a concept plan. (UDO 215-50.18.C.10)	
NOT MET	CA16	Show location of Conservation Space or Open Space already platted or under development, in subdivisions that abut this property.(UDO 215-50.18.C.11)	
NOT MET	CA17	Designate Areas as "Primary" and "Secondary Conservation Spaces. (UDO 215-50.18.C.11)	
NOT MET	CA18	xxx	
NOT MET	CA19	xxx	
NOT MET	CA20	xxx	
CB00 CONCEPT PLAN/SUBDIVISION DEVELOPMENT PLAN			
NOT MET	CB01	Designate Areas as "Primary" and "Secondary Conservation Space". Differentiate between the two by shading or hatching on the plan. (UDO 210-50.18.C.11)	
NOT MET	CB02	For OSC subdivision: Provide a minimum of 10 acres. (UDO210-50.12.A)	
NOT MET	CB03	For OSC subdivision: Provide ____% conservation space/common area. (UDO210-50.12.B)	
NOT MET	CB04	For OSC subdivision: Provide both primary and secondary conservation space. (UDO210-50.12.B)	

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			CONSERVATION SPACE
NOT MET	CB05	For OSC subdivision: Provide a minimum of 15% of the total conservation space as primary conservation space . Provide calculations on plan.(UDO210-50.12.C)	
NOT MET	CB06	For OSC subdivision: Provide the percent of land disturbance in primary conservation space. (Maximum is 10%) (UDO210-50.12.D)	
NOT MET	CB07	For OSC subdivision: Provide the percent of impervious surface in primary conservation space. (Maximum is 5%) (UDO210-50.12.D)	
NOT MET	CB08	For OSC subdivision: Provide the percent of land disturbance in secondary conservation space. (Maximum is 15%) (UDO210-50.12.E)	
NOT MET	CB09	For OSC subdivision: Provide the percent of impervious surface in secondary conservation space. (Maximum is 5%) (UDO210-50.12.E)	
NOT MET	CB10	For OSC subdivision: Provide the percent of constructed facilities in the total conservation space. (Maximum is 15%) (UDO210-50.12.F)	
NOT MET	CB11	Remove the lot(s) from the 100-year floodplain, wetlands, stream buffers required buffers and slopes exceeding 25%. . (UDO 210-50.7.A and 210-50.12.G)	
NOT MET	CB12	State on plans if the proposed permanent lake is used for detention. (UDO 210-50.7.B)	
NOT MET	CB13	Re-calculate the conservation space totals to remove 50% of the proposed permanent lake from the conservation space. (UDO 210-50.7.B)	
NOT MET	CB14	State on plans the sq. ft. of impervious surface within the recreation area (excluding trails within the conservation space).	
NOT MET	CB15	For OSC subdivision: Provide the total acreage of permanently protected Conservation space. Conservation Space calculations shall include the total amount of Conservation Space provided (100% of area located within an existing lake may be credited), minus total acreage within electrical transmission line and gas pipeline easements, minus sanitary sewer easements, minus pump stations, minus any impervious surfaces within an improved recreation area (excluding trails), minus 50% of any proposed permanent lakes, and minus any land to be dedicated or transferred to public or private agency equals the credible amount of conservation space provided. (UDO 210-50.7)	
NOT MET	CB16	For CSO subdivision: Provide _____ acreage of permanently protected Conservation space. Conservation Space calculations shall include the total amount of Conservation Space provided, minus total acreage within electrical transmission line and gas pipeline easements, minus sanitary sewer easements, minus pump stations, minus any impervious surfaces within an improved recreation area, minus 50% of any proposed permanent lakes, and minus any land to be dedicated or transferred to public or private agency equals the credible amount of conservation space provided. The % of conservation space required is _____%	
NOT MET	CB17	For CSO subdivision: Provide the Conservation Space Data Chart on plans. Chart can be found on the Gwinnett County web site at: www.gwinnettcounty.com/Departments/PlanningandDevelopment/Forms/ scroll down to Development Plan Review Data Charts	
NOT MET	CB18	Provide Conservation Space Data Chart on plans. Complete calculations. Chart can be found on the Gwinnett County web site at: www.gwinnettcounty.com/Departments/PlanningandDevelopment/Forms/DevelopmentPlanReview/ scroll to Data Charts	
NOT MET	CB19	Remove stormwater facilities systems from the total open space provided. (Stormwater facilities systems are allowed in Primary Conservation Areas, but shall not be counted towards Conservation Space. (See Primary Conservation Areas Definition in UDO)	
NOT MET	CB20	For CSO subdivisions: Provide locations for any proposed Secondary Conservation areas or other areas constructed for community gathering or visual enjoyment. "Pocket Parks" and "Neighborhood Greens" should have a minimum area of .33 acres, and shall not exceed twenty percent (20%) of the total open space area. Provide calculations.	

CONSERVATION SPACE

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
FYI	CB21	Final Plat shall contain the conservation surety statement listed in Section 210-50.11. A of the UDO (Option 1), or the conservation space shall be conveyed to other qualified organizations or entities (Option 2)
NOT MET	CB22	When choosing Option 1, provide the conservation surety statement on the final plat as listed in Section 210-50.11.A of the UDO
NOT MET	CB23	When choosing Option 1, provide the conservation surety statement in the deed that dedicates the conservation space to the mandatory property owner's association. (UDO 210-50.11.A)
NOT MET	CB24	Provide copy of recorded deed dedicating conservation space to an established property owner's association. Required conservation space must be deeded to an established property owner's association prior to approval of final plat. (UDO 210-50.11.A)
NOT MET	CB25	When choosing Option 1, provide the conservation surety statement in the property owner's association covenants that dedicates the conservation space to the mandatory property owner's association. (UDO 210-50.9.G)
NOT MET	CB26	When choosing Option 2, provide the applicable documentation as required by Section 210-50.11.B of the UDO.
NOT MET	CB27	For OSC subdivisions: Provide a 50 feet in width conservation strip adjacent to RA-200, R-140, or R-100 zoned property. (UDO 210-50.13.A.1)
NOT MET	CB28	For OSC subdivisions: Provide a 25 feet in width conservation strip adjacent to R-75 zoned property (except modified, cluster, CSO or OSC). (UDO 210-50.13.A.1)
NOT MET	CB29	Our files indicate SDP was issued conditional. Submit a replanting plan for the Street Frontage Buffer for Director's approval prior to approval of final plat. Street Frontage Buffer Replanting Plan must show existing tree line and replanting where sparsely vegetated or where berms are introduced. (A mixture of evergreen, hardwood canopy, and ornamental trees is suggested; along with combinations in height of evergreen and deciduous shrubs and flowering shrubs. Ornamental grasses are also suggested.
NOT MET	CB30	Provide note on plan: "Conservation space shall be owned in fee-simple by a mandatory property owner's association or other entity approved in advance by the Board of Commissioners" (UDO 210-50.8)
NOT MET	CB31	xxx
NOT MET	CB32	xxx
NOT MET	CB33	xxx
NOT MET	CB34	xxx
NOT MET	CB35	xxx
NOT MET	CB36	xxx

Development Plan Review Checklist

Case Number XXX2016-00000



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

RECREATION

RCA00 RECREATION

NOT MET	RCA01	Provide 3% developed or 6% undeveloped recreation area for single-family detached or duplex subdivisions exceeding 50 acres. (UDO 360-110.1.A)
NOT MET	RCA02	Provide 3% developed or 6% undeveloped recreation area for single family attached, townhome, Senior Oriented Residence developments (R-SR) and in multi-family developments exceeding 10 acres. (UDO360-110.1.A)
NOT MET	RCA03	Provide calculations for recreation area. Amount required: Amount provided:
NOT MET	RCA04	Provide calculations for recreation area. Amount required: Amount provided:
NOT MET	RCA05	Show recreational area and percentage in/out of floodplain. Provide total recreation acreage required and total recreation acreage provided. (UDO 360-110.1.B)
NOT MET	RCA06	Show amount of floodplain in recreation area. Not over 60% of area to be in floodplain. (UDO 360-110.1.B)
NOT MET	RCA07	Show amount of floodplain in recreation area. Not over 60% of area to be in floodplain. (UDO 360-110.1.B)
NOT MET	RCA08	Provide note on plans: "If recreation area is to remain undeveloped. Undeveloped recreation area shall be contiguous or separated only by parking areas and private drives and suitable for development at a later date with at least one swimming pool, two lighted regulation-size tennis courts, and parking and have adequate access". (UDO 360-110.1.B.1)
NOT MET	RCA09	Provide a conceptual layout to verify amenities will fit in designated area. (UDO 360-110.1.B.1)
NOT MET	RCA10	Provide information on plans as to who will own and maintain the recreation area. (UDO 360-110.1.D)
NOT MET	RCA11	Provide note on plat: "Recreation area to be deeded to and maintained by a mandatory property owner's association or homeowner's association." (UDO 360-110.1.D)
NOT MET	RCA12	Provide note on plan: "Recreation area to be held in the ownership of the owner of the project." (UDO 360-110.1.E)
NOT MET	RCA13	Provide copy of recorded deed dedicating recreational area to an established homeowners association. Required recreational area must be deeded to an established homeowners association prior to approval of final plat. (UDO 360-110.1.D)
NOT MET	RCA14	Show fence enclosure around pool. Provide details of fence and self-closing/self-latching gate. Separate pool permit required.
NOT MET	RCA15	xxx
NOT MET	RCA16	xxx
NOT MET	RCA17	xxx

RCB00 RECREATION for TRADITIONAL NEIGHBORHOOD (TND)

NOT MET	RCB01	
NOT MET	RCB02	
NOT MET	RCB03	
NOT MET	RCB04	xxx
NOT MET	RCB05	xxx
NOT MET	RCB06	xxx

Case Number XXX2016-00000



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

RECREATION

RCC00 RECREATION for MIXED-USE (MU-N, MU-C, and MU-R)

NOT MET	RCC01	
NOT MET	RCC02	
NOT MET	RCC03	
NOT MET	RCC04	
NOT MET	RCC05	
NOT MET	RCC06	
NOT MET	RCC07	
NOT MET	RCC08	
NOT MET	RCC09	xxx
NOT MET	RCC10	xxx
NOT MET	RCC11	xxx

Development Plan Review Checklist

Case Number XXX2016-00000



STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT

ACCESSORY USES

AA00 ACCESSORY USES		
NOT MET	AA01	Show location of dumpster, if any.
FYI	AA02	Dumpster to be located behind front yard; 5' from side and rear property lines; and outside of the 5' structure setback of a buffer. (UDO 230-120.3)
NOT MET	AA03	Relocate dumpster to the side or rear yard. (UDO 230-120.3)
NOT MET	AA04	Relocate dumpster <u>a minimum</u> of 5 feet from side and/or rear property line. (UDO 230-120.8)
NOT MET	AA05	Remove dumpster from buffer five foot (5') structure setback. Dumpster to be located minimum 5' from any buffer. (UDO610-20.4.B)
NOT MET	AA06	Show and provide detail of dumpster screening. Dumpster must be screened on all four (4) sides and be out of sight from public streets. (UDO 240-140.1)
NOT MET	AA07	Provide concrete pad for dumpster (Minimum size 10' x 30'). Provide dimensions of the concrete pad. (UDO 240-140.2)
NOT MET	AA08	Dimension the height of dumpster enclosure. UDO 240-140.3
NOT MET	AA09	Show and provide detail of dumpster screening. Dumpster must be screened on all four (4) sides by opaque enclosure. Label materials of enclosure. (To have a finish consistent with the finish materials of the building facade). Dimension walls and gate. (UDO 240-140.3) and (UDO, Appendix, Section 1, Architectural Design Standards, 8.0.0)
NOT MET	AA10	Show and provide detail of dumpster screening. Dumpster must be screened on all four (4) sides. Label brick or masonry wall. Dimension walls and gate. Show 100% percent opaque gates. (Overlay, UDO 220-30.3.E.6)
NOT MET	AA11	Outside storage in residential zoning districts are governed by the Gwinnett County Property Maintenance Ordinance (PMO) (UDO 230-130.4.H.1) and (PMO 14-306)
NOT MET	AA12	Outside storage in mixed-use and non-residential zoning districts (other than industrial): Obtain a Special Use Permit. (UDO 230-130.4.H.2)
NOT MET	AA13	Outside storage in industrial zoning districts: Provide outdoor storage in an area setback by a minimum of 15 feet from side and rear property line. (UDO 230-130.4.H.3.a.)
NOT MET	AA14	Outside storage in industrial zoning districts: Provide storage in rear or side of property. (UDO 230-130.4.H.3.b)
NOT MET	AA15	Outside storage in industrial zoning districts: Remove storage from front of property. (UDO 230-130.4.H.3.b and c) (Outdoor storage shall not be located in the area between the front of the principal structure and the public street (UDO 230-130.4.H.3.c)
NOT MET	AA16	Outside storage in industrial zoning districts: Provide a solid wood/masonry wall or slatted chain link fence a minimum of 8 feet in height. (UDO 230-130.4.H.3.d)
NOT MET	AA17	Outside storage in industrial zoning districts: Provide a note on plans: "Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence." (UDO 230-130.4.H.3.e)

ACCESSORY USES

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	AA18	Provide a wrought iron or chain link fence no less than four feet in height around entire perimeter of property. Fence height in front building setback to be a maximum of four feet in height. Fence in rear and side setback to be a maximum of eight feet in height. Note fence heights on plan. Fence material other than wrought iron or chain link to be reviewed and approved by the Director of Planning & Development. (PMO 14-301)
NOT MET	AA19	xxx
NOT MET	AA20	xxx
NOT MET	AA21	xxx

AB00 ACCESSORY STRUCTURES/MAIL KIOSKS

FYI	AB01	(For CPL's, SDP's and FPL's): The U.S. Postal Service may require a centralized mail delivery kiosk for this proposed development, replacing individual mail boxes. Please contact: Robertann W. Usher, Operations Support Specialist at the USPS North Boggs Road Facility robertann.w.usher@usps.gov 770-717-3478 (Office) 770-717-3631 (Fax)
FYI	AB02	Mail delivery kiosk shall be located outside of right-of-way or access easement (if private street). Location and access must be approved by Gwinnett County DOT.
NOT MET	AB03	(For SDP's): Show and call-out location of mail kiosks on site plan. (Shall be located outside of the right-of-way or access easement (if private street).
NOT MET	AB04	(For SDP's): Dimension the mail kiosk on site plan.
NOT MET	AB05	(For SDP's): Provide details of the mail kiosks.
NOT MET	AB06	(For FPL's): Show and call-out locations for all mail kiosks within the development.
NOT MET	AB07	xxx
NOT MET	AB08	xxx
NOT MET	AB09	xxx
NOT MET	AB10	xxx

AC00 ACCESSORY DWELLING

NOT MET	AC01	Provide documentation to verify compliance with Section 230-130.3.R of the Unified Development Ordinance. Provide a House Location Plan (to scale)
NOT MET	AC02	Provide documentation to verify compliance with Section 230-130.3.R of the Unified Development Ordinance. Provide Building Plans (to scale) that includes: 1. Architectural Elevations 2. Floor Plan
NOT MET	AC03	Provide documentation to verify compliance with Section 230-130.3.R of the Unified Development Ordinance. Provide a Landscape Plan (to scale).
NOT MET	AC04	Provide documentation to verify compliance with Section 230-130.3.R of the Unified Development Ordinance. Provide notarized written documentation.
FYI	AC05	No more than one accessory dwelling unit per primary dwelling unit.

AD00 ACCESSORY DWELLING/HOUSE LOCATION PLAN (HLP)

NOT MET	AD01	State on the House Location Plan the square feet of floor area of the principal dwelling.
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STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT			ACCESSORY USES
NOT MET	AD02	State on the House Location Plan the overall total of square feet of all accessory buildings on the lot. (The cumulative total of all accessory buildings shall not exceed 50 percent of floor area of the principal dwelling on the lot.)	
NOT MET	AD03	State on the House Location Plan the total square feet of heated living space.	
NOT MET	AD04	State on House Location Plan whether the lot is served by sewer or septic.	
NOT MET	AD05	Relocate structure to rear yard of lot.	
NOT MET	AD06	Dimension distance from structure to all property lines.	
NOT MET	AD07	Dimension the distance between the accessory dwelling windows and the principal dwelling of the abutting lot.	
NOT MET	AD08	Provide separation between primary dwelling and accessory dwelling. (Based on the International Building Code (IBC).	
NOT MET	AD09	xxx	
NOT MET	AD10	xxx	
NOT MET	AD11	xxx	
AE00 ACCESSORY DWELLING/HOUSE LOCATION PLAN/ZONING AND SETBACKS			
FYI	AE01	Accessory Dwellings are allowed in RA-200, R-LL, R-100, R-75, TND, and O-R zoning districts.	
NOT MET	AE02	State zoning district of property on House Location Plan.	
NOT MET	AE03	RA-200 and R-LL: 1. Provide a minimum 20-foot side yard setback.	
NOT MET	AE04	RA-200 and R-LL: 2. Provide a minimum 40-foot rear yard setback.	
NOT MET	AE05	R-100: 1. Provide 10-foot side yard setback (one side yard).	
NOT MET	AE06	R-100: 2. Provide 25-foot side yard setback (two side yards).	
NOT MET	AE07	R-75: 1. Provide a minimum 10-foot side yard setback.	
NOT MET	AE08	R-75: 2. Provide a minimum 20-foot rear yard setback.	
NOT MET	AE09	TND: 1. Provide between 5 feet minimum and 15 feet maximum side yard setback.	
NOT MET	AE10	TND: 2. Provide a minimum 10-foot rear yard setback.	
NOT MET	AE11	O-R: 1. Provide a minimum 10-foot side yard setback.	
NOT MET	AE12	O-R: 2. Provide a minimum 15-foot rear yard setback.	
NOT MET	AE13	xxx	
NOT MET	AE14	xxx	
NOT MET	AE15	xxx	
AF00 ACCESSORY DWELLING/HOUSE LOCATION PLAN/PARKING			
NOT MET	AF01	Parking: Provide a minimum of one paved, off-street parking space dedicated for use by the accessory dwelling occupant(s).	

[Redacted]

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT **ACCESSORY USES**

NOT MET	AF02	Provide: Two parking spaces dedicated to the primary dwelling residents.
NOT MET	AF03	Provide: One parking space dedicated to the accessory dwelling resident(s).
NOT MET	AF04	Dimension the parking spaces.
NOT MET	AF05	xxx
NOT MET	AF06	xxx
NOT MET	AF07	xxx

AG00 ACCESSORY DWELLING/BUILDING PLANS

NOT MET	AG01	Show and provide the height of the accessory dwelling.
NOT MET	AG02	Show and provide the height of the primary dwelling.
NOT MET	AG03	xxx
NOT MET	AG04	xxx
NOT MET	AG05	xxx

AH00 ACCESSORY DWELLING/BUILDING PLANS/ARCHITECTURAL ELEVATIONS

NOT MET	AH01	Provide elevations of the accessory dwelling that shall include materials.
NOT MET	AH02	Provide elevations of the accessory dwelling and shall include roof type and slope.
NOT MET	AH03	Provide elevations of the accessory dwelling and shall include doors, window style and proportions.
NOT MET	AH04	Provide elevations of the accessory dwelling and shall include main color and trim color.
NOT MET	AH05	Provide elevations of the accessory dwelling and Indicate on plan and label the location of the kitchen, bedroom(s) and the bathroom(s).
NOT MET	AH06	Relocate window on accessory dwelling that faces adjacent property dwelling (to be a minimum of 50 feet of separation, or screened by a hedge or wall).
NOT MET	AH07	xxx
NOT MET	AH08	xxx
NOT MET	AH09	xxx

AI00 ACCESSORY DWELLING/BUILDING PLANS/FLOOR PLANS

NOT MET	AI01	Provide a floor plan that shows, labels, and dimensions the kitchen.
NOT MET	AI02	Provide a floor plan that shows, labels, and dimensions the bedrooms.
NOT MET	AI03	Provide a floor plan that shows, labels, and dimensions the full bathroom.
NOT MET	AI04	xxx
NOT MET	AI05	xxx
NOT MET	AI06	xxx

AJ00 ACCESSORY DWELLING/LANDSCAPE PLANS

NOT MET	AJ01	Provide pictures from all four sides of primary dwelling and surrounding landscaping.
NOT MET	AJ02	Provide a plan that details the landscaping surrounding the accessory dwelling and describes the existing landscape around the primary dwelling.

ACCESSORY USES

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	AJ03	Provide a plant list that includes: Tree, shrub and ground cover types (botanical, variety and common name) Size/caliper of tree Size of container
NOT MET	AJ04	xxx
NOT MET	AJ05	xxx
NOT MET	AJ06	xxx

AK00 ACCESSORY DWELLING/SECTION/DEPARTMENT APPROVALS

NOT MET	AK01	Obtain Environmental Health Department signature of approval on the House Location Plan when accessory dwelling is located on a lot served by septic.
NOT MET	AK02	Obtain Development Plan Review Section signature of approval on the House Location Plan.
NOT MET	AK03	Obtain Development Plan Review Section signature of approval on the Building Plans.
NOT MET	AK04	Obtain Development Plan Review Section signature of approval on the Landscape Plans.
NOT MET	AK05	xxx
NOT MET	AK06	xxx
NOT MET	AK07	xxx

AL00 ACCESSORY DWELLING/IMPORTANT INFORMATION

FYI	AL01	IMPORTANT INFORMATION: Separate inspections will be required and performed by the Building Inspection Section for the following type of inspections: Electrical Meter Service Panel Main disconnect Backflow preventer Shut-off valve on the potable water line
NOT MET	AL02	To schedule inspections call 678.518.6050 between the hours of 7:00am and 7:30am Monday through Friday to speak to a building inspector.
NOT MET	AL03	xxx
NOT MET	AL04	xxx
NOT MET	AL05	xxx

Development Plan Review Checklist

Case Number XXX2016-00000

STATUS COMMENT NO. DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT FEES		
FA00 FEES		
NOT MET	FA01	CDP: Development permit fee \$ _____ (\$100.00/Project acre with a minimum fee of \$600.00) (UDO 100-100.2)
NOT MET	FA02	MDP: Development permit fee \$ _____ (\$100.00/Project acre with a minimum fee of \$600.00) (UDO 100-100.2)
NOT MET	FA03	SDP: Development permit fee \$ _____ (\$20.00 per lot - with a minimum fee of \$500.00) (UDO 100-100.2)
NOT MET	FA04	FPL: Final plat fee \$ _____. (\$10.00 per lot residential, with a minimum of \$500.00) (UDO 100-100.5)
NOT MET	FA05	XPL: Exemption plat fee \$ _____ (\$50.00/Lot). (UDO100-100.5)
NOT MET	FA06	LDP: Permit fee \$ _____. Clearing: \$25.00/ Acre (Minimum \$50.00) (UDO 100-100.2)
NOT MET	FA07	LDP: Permit fee \$ _____. Clearing & Grubbing: \$50.00/ Acre (Minimum \$50.00) (UDO 100-100.2)
NOT MET	FA08	LDP: Permit fee \$ _____. Grading: \$50.00/ Acre (Minimum \$50.00) (UDO 100-100.2)
NOT MET	FA09	LDP: Permit fee \$ _____. Timber Harvesting: \$5.00/ Acre (Minimum \$50.00) (UDO 100-100.2)
NOT MET	FA10	Fees in excess of \$25,000.00 must be by cashier's/certified check or money order.
NOT MET	FA11	Provide NPDES General Permit fee \$ _____ (\$40.00/disturbed acre)
NOT MET	FA12	Provide evidence of payment of NPDES fees to the state. Proof in the form of a receipt, copy of the check, or copy of the form showing payment to the state. NOI form must be the most current version (June 2015).
NOT MET	FA13	xxx
NOT MET	FA14	xxx
NOT MET	FA15	xxx
NOT MET	FA16	xxx
NOT MET	FA17	xxx
NOT MET	FA18	xxx
NOT MET	FA19	xxx

Development Plan Review Checklist

Case Number

XXX2016-00000

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT	FINAL STEPS
FS00		FINAL STEPS	
NOT MET	FS01	For LDP, CDP, MDP, and SDP case types: Complete and return the attached Solid Waste Disposal Management Plan Affidavit prior to issuance of a permit. The form is available online at www.gwinnettcountry.com , select Departments/ Planning and Development/ Forms/ Affidavits/ Erosion & Sediment Control (Developers) and Solid Waste Management Affidavit. If applicable, complete the Notification of Permit By Rule Operations form, mail to the Department of Natural Resources, Environmental Protection Division and provide a copy of said application to the Development Plan Review Section.	
NOT MET	FS02	For Specimen Tree Survey and Specimen Tree Concept Plans (STC): Provide four (4) complete plan sets of corrected plans to the Development Plan Review Section for signature and stamp of approval.	
NOT MET	FS03	For Concept Plans (CPL): Provide four (4) complete plan sets of corrected plans to the Development Plan Review Section for signature and stamp of approval.	
NOT MET	FS04	For Land Disturbance Permit Plans (LDP), For Commercial Development Permit Plans (CDP), For Multi-family Development Permit Plans (MDP), and For Subdivision Development Permits Plans (SDP): Provide four (4) complete plan sets of corrected plans to the Development Plan Review Section for issuance of a permit. Each plan set must have stamped approval from all applicable plan review sections and departments. Once all major comments have been addressed and all applicable plan review sections and departments have deemed plans eligible for One Stop Plan Approval Meeting, an appointment may be scheduled by calling 678.518.6000. (Ask to schedule with the Administrative Assistant in the Development Plan Review Section.)	
NOT MET	FS05	For MDP's: In addition to the four (4) complete sets of plans, and upon plan approval, provide five (5) copies of the site plan sheet only , including street names and addresses to Development Plan Review.	
FYI	FS06	Once all major comments have been addressed and the plans are finalized, the following actions may take place: 1. Design professional provides four (4) complete plan sets and has the choice to either: a. Walk plans through to all applicable plan review sections and departments and obtain stamps, electronic approval, and ultimately the permit; or, b. Schedule a One Stop Plan Approval Meeting by calling 678.518.6000 and ask to speak to the Development Plan Review Section's Administrative Assistant. At the meeting, provided all comments are met; plans are stamped, electronic approval occurs, fees may be paid and permit is issued.	
NOT MET	FS07	For Exemption Plats (XPL) only: Provide the original hard copy, and two copies for recording to the Development Plan Review Section, and after that Section approves the Exemption Plat, take the signed plat to the Deeds and Records Office in the Gwinnett Justice and Administration Center to record. After recording, make seven (7) hard copies of recorded plat, and return copies to the Development Plan Review Section. In addition provide a copy of approved and recorded Exemption Plat in PDF format on a compact disc with protective cover.	
NOT MET	FS08	After plan approval, provide the Development Plan Review Section the signed, stamped, and approved plans in PDF format on a compact disc with protective cover.	
NOT MET	FS09	Performance Bonds will be figured upon written request prior to submittal of final plat. Contact Development Inspections at (678) 518-6000 for Bond information.	

FINAL STEPS

STATUS	COMMENT NO.	DEVELOPMENT PLAN REVIEW CHECKLIST COMMENT
NOT MET	FS10	A Certificate of Development Conformance package must be completed, submitted, and approved prior to the approval of a Final Plat.
NOT MET	FS11	A Certificate of Development Conformance package including surety bond requirements must be completed, submitted, and approved prior to the approval of a Final Plat.
NOT MET	FS12	For Final Plats (FPL) Only: Provide this office with the two full size and one 17" x 22" copy of the original bond of corrected plans to the Development Plan Review Section for review and signature of final plat. Allow 2 business days for Director review and signature. Allow 5 business days before applying for building permits. (See Deeds & Records Office/Plat Recordation Requirements below)
FYI	FS13	After the final plat is approved, take the signed plats to the Deeds & Records Office in the Gwinnett Justice and Administration Center to record. (See Deeds & Records Office/Plat Recordation Requirements below) After recording, make 16 copies of full size recorded plat, and return copies to the Development Plan Review Section.
FYI	FS14	DEEDS & RECORDS OFFICE/PLAT RECORDATION REQUIREMENTS: 1. The Deeds & Records Office requires 2 original plats with contrasting in color signatures. Qty. (1) 17" x 22" for their office to keep, Qty. (1) full size for their office to stamp and give to customer. 2. Must have the recorded plat scanned on a CD-TIFF format, must be 200 dpi, TIFF G4 (GROUP 4) Compression, that the Deeds & Records Office keeps. 3. All signature lines must be complete with appropriate contrasting color signatures, the Deeds and Record Office is unable to record blank lines. 4. Effective July 2013, ALL plats must include the Conformity statement adjacent to surveyors signature/seal. (For Conformity Statement see O.C.G.A. 180-7.07 (d) 19) 5. Recording fee is \$9.00 per page, Cash or Check ONLY; unless the plat has gone through the Department of Planning and Development review and approval, then there is NO charge.
NOT MET	FS15	xxx
NOT MET	FS16	xxx
NOT MET	FS17	xxx
NOT MET	FS18	xxx
NOT MET	FS19	xxx
NOT MET	FS20	xxx