

FINAL SITE PLAN DESIGN CHECKLIST

DEVELOPMENT NAME: _____

LOCATION: _____

DATE: _____

VERSION: _____

per Zoning District Requirements

- Is the official plat included with the plans? Is the property subdivided in GIS?
- Plan similar to approved Conceptual Site Plan: _____ Planning Commission approval date: _____
- Planning Commission conditions of approval (list all): _____
- Zoning category: _____ Min. lot area required: _____ Lot area provided: _____
- Min. lot width required: _____ Lot width provided: _____
- Maximum building square footage permitted: _____ SF proposed: _____
- Building setback required / proposed: Front: _____ Side: _____ Rear: _____
- Parking/driveway setback required / proposed: _____
- Drive-through lanes part of principal building and must be within building setbacks (Sec 903) _____
- Adjacent property zoning: North: _____ South: _____ East: _____ West: _____ Other: _____
- Screening required per zoning category regs or Sec 714 of LDO: _____

Other zoning category specific regs: _____

per Zoning Section 916 Transitional Yard for GC, LUC, OI, LI, or GI

- Tracts adjoins a residential land: min. 75 feet
- Tracts that have greenbelt between res less than 75 ft: sized to add up to 75 ft from res property line.
- Tracts that have greenbelt 75 ft or greater: no transitional yard
- Absolutely no clearing and/or grading, except for perpendicular utility crossings
- Stormwater detention not within the transition yard

per Land Development Section 723 Buffer Standards for Major Thoroughfares

- Is the property along a Major Thoroughfare? _____
- If yes, major thoroughfare category: _____
- Arterial*
 - Existing developed lot recently rezoned or increasing intensity? (Buffer required) _____
 - Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 feet) _____
 - Existing lot with avg depth between 200 - 220 feet (buffer = 20 ft + # over 200) _____
 - Residential buffers.* 100 ft (min) city-owned greenbelt required
 - Nonresidential buffers.* 60 ft tree-save/landscape buffer
 - 50 feet if adding 10% more caliper inches required on site
 - 40 feet, if adding 20% more caliper inches required on site
 - 50 feet if between arterial and parallel service road with 30 feet treesave buffer
- Scenic Road (Peachtree Parkway North between Gin Branch and Flat Creek)*
 - Existing developed lot recently changed zoning or intensity? (yes= buffer required) _____
 - Existing developed lot < 2 acres or avg depth 300 feet or less (buffer = 50 ft) _____

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- Residential buffers.* 100 ft (min) city-owned greenbelt required
- Nonresidential buffers.* 50 ft (min) city-owned greenbelt and a 50 ft (min) undisturbed natural buffer; or 100 foot (min) city-owned greenbelt
- Scenic Road (Aberdeen [see ordinance] & Riley Pkwy between Aberdeen and Flat Creek)*
 - Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
 - Residential buffers.* 50 ft (min) city-owned greenbelt required
 - Nonres. buffers* min 50 ft undisturbed natural buffer; or min 50 ft city-owned greenbelt
- Community Collector*
 - Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
 - Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft) _____
 - Residential buffers.* 50 ft (min) city-owned greenbelt required
 - Nonresidential buffers.* 50 ft tree-save/landscape buffer
 - 40 feet if adding 10% more caliper inches on site
 - 30 feet if adding 20% more caliper inches on site
- Village Collector*
 - Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
 - Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft) _____
 - Residential buffers.* 25 ft (min) city-owned greenbelt required
 - Nonresidential buffers.* 25 ft tree-save/landscape buffer
- Required buffer: _____

per Land Development Section 803 Design standards (roads and curb cuts)

- Except in residential zoning districts, access no closer than 50 feet from intersection (from back of curb)
- Except in residential zoning, curb cuts minimum 40 feet apart (measured from back of curb)
- Driveways on arterial and collector streets must be 20 ft from property line (measured from back of curb)
- Size between 9 – 30 feet (Section 913)
- Arterial road requires deceleration lane or GDOT standards

per Land Development Section 703 Access

- Consider future development access/ inter-parcel access, especially on collector and arterials.
- Service function circulation patterns minimize conflict with vehicles/ pedestrians

per Land Development Section 706 Multi-use paths

- Multi-use path nearby? If yes- a connection must be provided
- Multi-use path planned? If yes- Residential and commercial must provide an access easement and make a contribution to the multi-use path construction fund so City can construct the connection on the development when the planned path segment is constructed.

per Land Development Section 707 Utilities

- New utility lines must be underground. High tension and those placed prior to 1987 may remain above
- Industrial sites may connect to overhead lines, but the extension must be placed underground and may not connect directly to building.

per Land Development Section 806 Sidewalk Design Standards

- Minimum two-foot-wide grass strip between back of curb and sidewalk

per Zoning Section 909 Parking

- Spaces required
 - Land use category(ies) used: _____

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- Square foot of land use(s): _____
- Number required: _____ Number provided: _____
- If zoned commercial or industrial, no more than 125% of required spaces provided (variance by City Council needed if yes). 125% of required: _____ Variance needed? _____
- Parallel parking spaces not to exceed one-fifth of the number of required spaces
- Access to parking does not block external traffic; adequate stacking space provided for drive-thrus
- Size of space minimum 9 × 18 feet
- Size next to median min. 10 x 18 feet
- Parking for the physically handicapped per ADA
- Parallel parking spaces not to exceed one-fifth of the number of required spaces: _____
- Parallel parking spaces 9 × 20 feet
- Max width of all driving aisles (increase requires PC approval):
 - 60 degree angle: 18' min/ 22' max
 - 90 degree angle: 24' min/ 30' max
 - 2-way w/o parking: 24'
 - 1-way w/o parking: 14'
- All spaced paved

per Land Development Section 1108 Parking Design

- No more than 12 spaces in a row
- Planting areas shall be located in front and on sides
 - Front planting areas minimum of ten feet
 - Side planting areas minimum of six feet
- Internal landscape islands 10 feet min (back of curb) with 3 ft radius min
- End of row landscape islands 12 feet min (back of curb) with 3 ft radius min
- Concrete wheel stops shall be provided in all parking spaces that abut a sidewalk.
 - The center of each wheel stops min 18 inches from the face of curb
 - In lieu wheel stops, the sidewalk may be increased to min six feet

per Zoning Section 910 Off-Street Loading

- Loading area dimensions: 12 ft wide, 35 ft long, 14 ft clearance.
 - Retail business < 2,000 ft in floor area: None required
 - Retail business > 2,000 ft in floor area: One space per 25,000 ft
 - Industrial /institutional uses: One space for the first 25,000 ft of floor area, and:
 - 25,000 to 99,999: a total of two spaces
 - 100,000 to 159,999: a total of three spaces
 - 160,000 to 239,999: a total of four spaces
 - 240,000 to 349,999: a total of five spaces
 - For each additional 100,000 square feet above 350,000: 1 additional
- Multifamily residences < 10 du = 0 spaces; 10-30 du = 1 space; > 30 = 1 per 30 du

per Land Development Sec 1109 Screening

- If HVAC roof mounted- plan must include a note stating such (See PLAN NOTES below)
- If HVAC is not roof-mounted- location of equipment must be shown on the site plan
 - All HVAC screened by an opaque wall/ fence and/or evergreen plant
 - If not wall/fence, then include note that screening per Landscape Plan (See PLAN NOTES below)
 - Screening at least 12 inches taller than equipment
 - Screening designed to be compatible w/ exterior of the building
- All trash containment enclosed and located not visible from streets and/or properties

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- A masonry wall shall enclose the back and sides of all trash containment areas
- Masonry wall minimum of eight feet tall
- Masonry wall finished compatible with the design/color selections on building
- All unfinished surfaces on the interior painted or stained black or dark brown
- Trash on concrete pad minimum extends eight feet in front of the trash containment area
- Rubber lids, rubber inserts and rubber feet specified on all trash containment devices
- Front of trash containment areas solid wood or metal gate minimum of eight feet tall

per Land Development Div 5 Standards for Lighting Design

- A lighting plan is required for all non-single family residential development \geq one acre.
- The lighting plan may be submitted at a later date when applying for permit for installation of site lighting fixtures. If it is not included in the Final Site plan submittal package, the Lighting Plan Required note must be included. (See PLAN NOTES below)
- Lighting plan and light fixture specs shall be submitted with lighting permit. See *Lighting Checklist*

per Land Development Division 4 Standards for Retail, Commercial, and Industrial Building Design

- Project within 500 ft of major thoroughfare? (If yes, use *Building Design Checklist*)
 - if a proposed development not visible from road, the PC may waive review

PLAN NOTE REQUIREMENTS AS APPROPRIATE

- HVAC equipment is roof-mounted. A line of site diagram shall be submitted with building plans as per Section 1109 of the Land Development Ordinance.
- HVAC equipment will be screened per Section 1109 of the Land Development Ordinance per the Landscape Plan
- Sign permit required:** approval of final site plan does not constitute approval of signage or sign location. All wall and monument signs must be submitted for review to the City separately
- Lighting plan required:** approval of final site plan does not constitute approval of site lighting. A separate lighting plan meeting the requirements of Sections 731 through 733 of the Peachtree City Land Development Ordinance shall be submitted for review prior to installation of fixtures.
- Landscape plan required:** A separate landscape plan meeting the requirements of Section 1110 through 1114 of the Peachtree City Land Development Ordinance shall be submitted to the City for review prior to the installation of any landscaping not required in the Erosion Control Plan.
- Elevation approval required:** This property is within 500 feet of a major thoroughfare as defined by the City's ordinance and requires a separate elevation approval from the Planning Commission. Building/Architectural plan review shall include additional design requirements stipulated in Sections 724 through 730 of the Peachtree City Land Development Ordinance. Elevation review and approval by the Planning Commission is required on this site.

IF FINAL SITE PLAN APPROVED

- Get Planning Commission representative signature (City does this)
- Write approval letter (City Planner does this)
- Compose draft Impact Fee letter (City Planner does this)