

PLANNING & DEVELOPMENT REVIEW COMMENTS
COMMERCIAL SITE PLAN LANDSCAPE REVIEW

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Project Name: _____

Review Date #1 _____

Review Date #2 _____

Review Date #3 _____

PLEASE ADDRESS ALL MARKED ITEMS

X = Please address

N/A = Not applicable

√ = Approved

LANDSCAPE ORDINANCE – ARTICLE XX

REVIEW #

1 2 3

1. ___/___/___ Provide separate landscape and tree protection plans. Address unmarked comments, if applicable.
2. ___/___/___ Provide a separate landscape plan prepared and sealed by a Registered Landscape Architect, Certified Arborist, or Certified Forester. The landscape plan shall include preserved trees, new landscaping, buffers, etc.
3. ___/___/___ Provide a 10' landscape strip adjacent to _____
4. ___/___/___ Provide a 5' landscape strip along interior property lines.
5. ___/___/___ All landscape strips and planter islands must be curbed.
6. ___/___/___ No permanent structures, except for signs, sidewalks, and footpaths, may be located in landscape strips. Signs must be located in areas of turf or groundcover.
7. ___/___/___ Provide one tree (minimum of 2" caliper) per 50 lineal feet of each landscape strip. Clumping is permitted. Evergreen trees may only be used in the interior side and/or rear landscape strips.
8. ___/___/___ Provide minimum tree and shrub coverage in landscape strips. See Section 20.2F for Design Standards.
9. ___/___/___ All landscape strips along the public right-of-way must be planted with a 2-3' tall evergreen buffer.

10. ___ / ___ / ___ Specify treatment of the remaining ground area. These areas shall be sodded, seeded or hydro-seeded with grass, and/or planted with ground cover and/or other landscaping material, or any combination thereof.
11. ___ / ___ / ___ Sod must be used in all landscape strips and no-access strips that abut the public right-of-way and must extend to the curb of the roadway.
12. ___ / ___ / ___ Planter islands do not meet minimum size and/or location requirements. See 20.3 for guidelines.
13. ___ / ___ / ___ Provide 2 trees and 40% minimum tree and shrub coverage in planter islands. See 20.2(F) for Design Standards.
14. ___ / ___ / ___ Planter islands must be designed to prevent compaction. See 20.5A(4).
15. ___ / ___ / ___ Provide a complete plant list for all landscape materials giving quantities, botanical names, common names, sizes, tree density units (as applicable), and spacing.
16. ___ / ___ / ___ Note on plans: "All landscape materials shall conform with the ANSI American Standard for Nursery Stock."
17. ___ / ___ / ___ Landscape materials must meet the following minimum size requirements: Deciduous Trees (2" caliper); Evergreen Trees (7-gallon); Shrubs and Ornamental Grasses (3-gallon); Perennials (1-gallon).
19. ___ / ___ / ___ Provide a watering schedule that indicates the different irrigation zones and the frequency and amount of irrigation. The schedule must be in accordance with Gwinnett County's water usage regulations.
20. ___ / ___ / ___ Note on Landscape Plan: "Prior to issuance of a Certificate of Occupancy, the developer or owner shall post a performance bond or cash escrow guaranteeing all landscape materials and work for a period of two (2) years after the approval or acceptance thereof by the City. An itemized estimate prepared by the landscape contractor shall be submitted with the bond or escrow."
21. ___ / ___ / ___ Note on Landscape Plan: "All guying and staking materials shall be removed within one year of installation."
22. ___ / ___ / ___ Curb stops must be used for parking spaces adjacent to five-foot landscape strips or shrubs must be located a minimum of 3' from the curb.
23. ___ / ___ / ___ Provide a Tree Canopy plan per section 20.6.

BUFFER ORDINANCE – ARTICLE X

1. ___ / ___ / ___ Provide 5' high earth berm with a 2:1 slope in the first 20' of buffer. Show contours of earth berm. Height shall be measured from the elevation of the

- residential property. [10.2(4)]
2. ___ / ___ / ___ Provide natural, undisturbed buffer adjacent to
 3. ___ / ___ / ___ Remove from buffer. Structures to be a minimum of 5' from any buffer. [10.7]
 4. ___ / ___ / ___ Show the 5' structure setback off the required buffer.
 5. ___ / ___ / ___ Provide details of buffer that show existing tree line and replanting areas where sparsely vegetated.
 6. ___ / ___ / ___ Provide a 20' undisturbed buffer to screen this development from residentially zoned property across the public street with a ROW of 60 feet or less.
 7. ___ / ___ / ___ Provide additional planting in buffer.
 8. ___ / ___ / ___ All buffer plantings must be 6' evergreen trees, 10' on center. No more than 35% of any one species may be used.
 9. ___ / ___ / ___ Label/indicate location of undisturbed buffers on all plans: Site, Grading, Stormwater, Sanitary Sewer, Utility, Erosion Control, Landscape, Tree Protection, etc.

TREE PRESERVATION ORDINANCE – ARTICLE XXI

1. ___ / ___ / ___ Provide a separate tree protection plan in accordance with Section 21.2 that has been prepared and sealed by a Registered Landscape Architect, Certified Arborist, or Certified Forester.
2. ___ / ___ / ___ Provide a tree survey in accordance with Section 21.2 that has been prepared and sealed by a Registered Landscape Architect, Certified Arborist, Certified Forester, Registered Surveyor, or Registered Engineer.
3. ___ / ___ / ___ Locate all specimen trees and label with their size, species, delineated CRZ, and whether they are intended for preservation or removal.
4. ___ / ___ / ___ Indicate limits of land disturbance, clearing, grading, and trenching on Tree Protection Plan.
5. ___ / ___ / ___ Label/show location for tree protection fencing on the following plans: Site, Grading, Stormwater, Sanitary Sewer, Utility, Erosion Control, Landscape, Tree Protection, etc.
6. ___ / ___ / ___ Locate silt fences on the Tree Protection Plan.
7. ___ / ___ / ___ Indicate staging areas for parking, material storage, concrete washout, debris burn, and other areas where tree protection may be affected on Tree Protection Plan.
8. ___ / ___ / ___ Locate existing and proposed structures, paving, driveways, cut and fill areas,

detention areas, utilities, etc. on Tree Protection Plan.

9. ___ / ___ / ___ Provide details in accordance with 21.4A(1)(b).
10. ___ / ___ / ___ Tree protection fencing must enclose the Critical Root Zone (CRZ) of all protected areas.
11. ___ / ___ / ___ Provide a minimum tree density of 16 units/acre. See Section 20.5 and Table A.
12. ___ / ___ / ___ Trees in required buffers or floodplain do not count towards density.
13. ___ / ___ / ___ Provide density calculations for all qualified trees. See section 20.5.
14. ___ / ___ / ___ Distinguish between trees for the required buffers and trees outside the buffers for density calculation.
15. ___ / ___ / ___ No more than 35% of any one species may be used. No more than 25% of evergreens may be used in non-buffer areas. Evergreens can only be used in rear and interior landscape strips.
16. ___ / ___ / ___ Understory trees can only qualify for 25% of density requirements. See Appendix I-E, Tree List of the Zoning Ordinance, for qualified understory trees.
17. ___ / ___ / ___ Provide the name and contact information for the on-site Tree Protection Supervisor. See Section 21.8(B).
18. ___ / ___ / ___ Note on all plans (Site, Grading, Stormwater, Sanitary Sewer, Utility, Erosion Control, Tree Protection, etc.): "All construction activities shall be coordinated with the Tree Protection Supervisor prior to commencement. Any damage or impact to Tree Preservation Areas shall be reported immediately to the Tree Protection Supervisor."
19. ___ / ___ / ___ Note on Tree Protection Plan: "A Tree Protection inspection shall be performed by a Certified Arborist or Forester at the following four states of construction: prior to commencement of land disturbance; after clearing and grubbing; after grading; and at the end of the project before a Certificate of Occupancy is issued."
20. ___ / ___ / ___ Note on all plans (Site, Grading, Stormwater, Sanitary Sewer, Utility, Erosion Control, Landscape, Tree Protection, etc.): "All buffers and tree save areas are to be clearly identified with fencing and signage on all sides and approved by the City Arborist prior to commencement of any land disturbance. Notify the City at (770) 985-3513 at least 24 hours prior to commencement to schedule this inspection. All tree protection devices shall remain in fully functioning condition until issuance of the Certificate of Occupancy."
21. ___ / ___ / ___ Note on all plans (Site, Grading, Stormwater, Sanitary Sewer, Utility, Erosion Control, Landscape, Tree Protection, etc.): "No person shall encroach into the tree protection zones. Construction activities, including but not limited to,

parking, vehicle and foot traffic, material storage, concrete washout, debris burning, and other activities shall be arranged so as to prevent disturbance within the protected areas.”

22. ___ / ___ / ___

Note on Tree Protection Plan: “Any tree(s), designated for preservation, which is negligently damaged during construction, as determined by the City Arborist, shall be treated according to National Arborists Association Standards. If fatally damaged, the tree(s) shall be replaced with four-inch caliper trees equal to the unit value of the tree(s) removed. Any specimen tree damaged as described above shall be replaced with trees equal to three times the unit value of the tree removed.”

ADDITIONAL COMMENTS

1. ___ / ___ / ___

2. ___ / ___ / ___

3. ___ / ___ / ___

4. ___ / ___ / ___

5. ___ / ___ / ___