

MINIMUM DESIGN GUIDELINE DEVELOPMENT ON THE GA400	YES	NO	<i>COMMENTS</i>
Does the proposed development relate to the site and its surroundings?			
Does the project evaluate, retain, and incorporate natural features?			
Are significant site features identified and incorporate to development plans:			
Are riparian zones, wetlands, flood plains, etc. and other environmentally sensitive areas protected?			
Are amenity features incorporated into the development?			
Does the grading plan avoid an unnatural site appearance, and are cuts and fills more or less balanced on the site?			
Is grading prohibited in close proximity to trees to be retained?			
Is the vegetated buffer along 400 protected?			
Do plans reflect adherence to best erosion control practices?			
Have permeable pavements been considered for parking lot overflow and employee parking areas?			
Does the proposed development use the natural, on-site drainage system to the extent it is possible?			
Are stormwater ponds and lakes designed for maximum habitat value?			
If retaining walls are visible from the public right-of-way, have they been faced with brick, stone, or some other architectural treatment, and/or screened with landscaping?			
Are all utility installations serving the development to be installed underground?			
Are utility easements combined where possible?			
Are planted berms used to provide separation from vehicle traffic and incompatible land uses?			
Has an analysis been made of the likely and necessary pedestrian routes, including linkages to individual buildings, neighboring properties, and access ways along public roads?			
Does the access plan meet state requirements and these guidelines, including inter-parcel access, driveway separation, and shared driveways?			

Is a public frontage road incorporated into the site development plan and provided?			
Is access provided only to the frontage road, or in cases where no other access is available, is access limited to one entrance/exit per development?			
Is inter-parcel site access provided?			
Do all driveway openings meet minimum access spacing requirements?			
Are service functions separated from main circulation areas, or at least integrated into the circulation pattern in a manner that minimizes conflicts with vehicles and pedestrians?			
Do off-street parking areas meet specifications?			
Are clear zones and driveway entry throat distances sufficient to allow safe turning movements after exiting from the highway?			
Is a continuous, opaque screen provided where parking areas directly front on a public street?			
Is landscaping maximized within the viewshed of the highway and major streets?			
Are all shrubs proposed at least three gallons size?			
Are trees that are proposed to be planted located away from hardscape areas to avoid damage?			
Are landscaping or architectural treatments used to screen unattractive views and features?			
Does the development provide for required buffers when abutting existing residential zoning districts?			
In the north portion of the Georgia 400 corridor, does the plan provide for the required thirty-foot wide buffer along the highway right-of-way ?			
Are the right-of-way frontage planting strips provided according to specifications?			
Are all significant trees protected as recommended, and are tree save areas delineated on plans?			
Are tree protection devices provided?			

Does the parking lot landscaping meet requirements?			
Is curbing used at the edges of all paving surfaces to protect landscaped areas from vehicle encroachment?			
Are street trees installed within the public right-of-way of local streets for all development within nonresidential districts?			
Is a plan for an irrigation system provided?			
Does the landscaping plan integrate water conservation measures or reduce water use?			
Does the application reflect and acknowledge the architecture of the neighboring area, as appropriate, and if so, is the architecture compatible?			
Has the designer evaluated the proposed architecture with regard to size, scale, massing, fenestration, rhythm, setback, materials, and context?			
Do the exterior materials of principal buildings include appropriate and recommended architectural finishes?			
The following material types prohibited: smooth-faced concrete block, tilt-up concrete panels, and prefabricated steel panels			
Do material and color changes occur at changes of plane?			
Do the building colors follow the recommendations with regard to base, trim, and accents part of the building?			
Are awnings and canopies provided, as appropriate, and if so, do they meet the recommended guidelines?			
Are parapets and cornices incorporated into the building design, as appropriate?			
Are electric transformers located to the rear of the site or screened from view?			
Do dumpsters/trash enclosures meet specifications for screening ?			
If located on the roof, is mechanical equipment screened from public view?			
Do long fences or walls incorporate changes in plane, height, material, or texture to minimize visual monotony?			
Do proposed fences meet the guidelines?			

Does the site plan reflect consistency with Tree Protection and landscape buffers?			
Are vehicle bays and service areas screened?			
Are all loading areas and overhead doors on the side or rear of the building, or otherwise completely screened from view from the road?			
Are accessory structures consistent in architectural detail and design elements to provide a cohesive architectural site design?			
If a commercial display lot, does the site layout provide screening along the majority of the frontage abutting public rights-of-way?			
If a restaurant, does the plan meet all recommendations for architecture, color, drive-through circulation, etc.?			
For shopping centers, is a unified architectural design provided?			
For shopping centers, is a portion of the total building area located at the street perimeter, such as at a corner location?			
For shopping centers, are cart storage areas an integrated part of the design?			
For shopping centers, are recycling collection boxes located in remote areas and screened?			
For industrial type uses, are storage areas screened from view of the right-of-way?			
Is the location and type of lighting identified on plans, and does the lighting meet the guidelines for pole height, types of fixtures, and illuminance levels?			
Is architectural lighting, if provided, consistent with the recommended guidelines?			
Has a lighting plan been submitted?			
Does the development proposal include a detailed sign program?			
Are directional signs provided as may be required by the county?			