

gross/net acreages for development, building sizes, dwelling unit densities, development timeline, hours of operation where appropriate, etc..

- c. **Phasing Concept Plan.** If developed in phases, a master concept plan shall be submitted delineating the area of each phase. If deemed necessary, each phase of the development shall be reviewed and approved separately.
- d. Mechanically drawn site plans. These shall be prepared by any of the following who are certified/registered in the State of Georgia: land surveyor, engineer, architect, landscape architect. Appropriate numbers of copies shall be provided for necessary staff review and public hearings. These plans shall include but not be limited to the following:
  - 1. Location map depicting subject property's relation to major roads, city boundaries, etc...
  - 2. Title, scale, and North arrow.
  - 3. Existing and proposed site improvements which depict building locations with their approximate sizes, building setbacks, parking and other paved areas, all utility facilities and easements, and drainage structures.
  - 4. Detention/retention areas with depicted outfalls and impervious surface calculations.
  - 5. Landscape plan showing any vegetative buffers, open spaces, and other landscaping. Plant species shall be depicted where appropriate. A minimum 15% of the gross property acreage shall be reserved as vegetated open space and/or outdoor recreation area.
  - 6. Building front elevations where appropriate.
  - 7. Proposed signage plan depicting locations, sizes, and elevations of all signs requiring a sign permit.
- e. Boundary survey and/or legal description in metes and bounds.
- f. Proposed list of deviations from the City's development standards.
- g. Evidence of unified control over the development by a single developer or entity during construction of the project. This may include protective covenants, deed restrictions, maintenance agreements, etc.. During the development process, more than one builder may participate in the development of the approved project, provided that each parcel or portion of the development remains subject to all the terms and conditions of the approved Planned Development. Conditions of approval for the development shall be made binding on all heirs, assigns, and successors to the ~~development property~~.
- ~~h. Written approval from the City Engineer stating that the proposal is in compliance with the City's street, parking and utilities regulations.~~

**4-4.6 Terms and Conditions of Approval.** Development approval shall be tied to all approved site plans and other materials made part of the public hearing. Conditions of approval shall address but not be limited to the following:

- a. Time limits by which to begin and/or complete the total development or each development phase where appropriate.
- b. Dedications and/or maintenance of public rights-of-way, easements, and other public spaces.
- c. Complete list of all land uses to be permitted under the Planned Development approval.
- d. Hours of operation, where appropriate.

#### **4-4.7 Planned Development Amendments or Deletions**