



Hinesville Downtown Overlay District Design Review

Name of Project:

Name of person completing this checklist:

Required Submittals

- | | |
|--|---|
| <input type="checkbox"/> Site plan showing, at a min., buildings, parking, landscaping & utilities | <input type="checkbox"/> Sample of building materials |
| <input type="checkbox"/> Building elevations in color and with indication of materials to be used | <input type="checkbox"/> Floor plan |

This checklist below is a summary of the design review guidelines for the District. Applicants are encouraged to read the actual guidelines for clarifications and examples of the items below.

	Complies			Design Guidelines	Notes
	Yes	No	N/A		
Utilities				Utilities are placed underground where feasible.	
				Length of underground facilities does not exceed 1 mile.	
Parking	General Requirements				
				Off-street parking spaces are 9' by 18'.	
				Two-way driving lanes are 24' wide, one-way lanes are 10'.	
	Parking Lot - Perimeter Landscaping (between lot and street curb)				
				Perimeter landscaped area is 15' wide.	
				One (1) canopy tree per 40' of frontage is planted and trees are a min. 3" caliper and 12' tall.	
				One (1) accent understory tree per 50' of frontage is planted.	
				33 shrubs per 100' of frontage are planted.	
			There is a 5'-wide grassed strip between curb and sidewalk (for Level 2 corridors).		
			There is a min. 8'-wide sidewalk.		

	Complies			Design Guidelines	Notes
	Yes	No	N/A		
Parking (cont'd)	Parking Lot - Interior Landscaping (for parking areas > 1,500 SF)				
				Rows of parking do not exceed 12 spaces without an island.	
				Islands are at least 400 SF.	
				Islands contain at least 1 canopy tree.	
				Other interior areas have shrubs, ground cover, grass or other landscaping material.	
				Trees or shrubs planted within 2' of edge of the interior landscaped area are ≤ 2' tall.	
	<p><u>Note #1:</u> If the above requirements limit the function of the parking lot, the interior landscaping may be located near the perimeter of the paved area. <i>(This is in addition to the required perimeter landscaping.)</i></p> <p><u>Note #2:</u> 2' of the interior landscaping area or walkway may be included as part of the required depth of each abutting parking space.</p>				
Landscaping	General				
				Where driveways intersect roads, planting are 2½' - 6' from the property line.	
				Landscaping is not closer than 3' to the edge of any accessway pavement except for ground cover.	
				Sight distances are maintained pursuant to GDOT Regulations for Driveway and Encroachment Control.	
	Canopy Trees				
				Average mature spread or crown of trees are > 20'.	
				Trees are native to coastal Georgia.	
				Tree trunks can be maintained in a clean condition with over 5' of wood.	
				Immediately after planting, trees will be at least 12' tall, 4'-5' spread and 2" caliper.	
				A cabbage palm tree is substituted for a large canopy tree at a ratio of ≤ 3:1 and such trees don't fulfill more than 30% of the required canopy trees.	
				If roots are known to likely cause damage to roads or utilities, then trees will be planted at least 6' from the public works unless the root system is completely contained within a barrier with min. interior dimensions of 20' x 20' x 5'.	
	Shrubs and Hedges				
			Immediately after planting, shrubs and hedges will be at least 2' tall and have a 2' spread in a 3-gal. container.		
			Within 1 year of planting, shrubs and hedges should form a 3' tall continuous and solid visual screen.		

