

STREAM BUFFER AND SETBACK VARIANCE APPLICATION
CHECKLIST

In addition to the application form, all materials and information listed below must be submitted with the application in order for it to be accepted by the Town of Braselton

1. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
2. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
3. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
4. Documentation of unusual hardship should the buffer be maintained;
5. At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
6. A calculation of the total area and length of the proposed intrusion;
7. A stormwater management site plan, if applicable; and,
8. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

